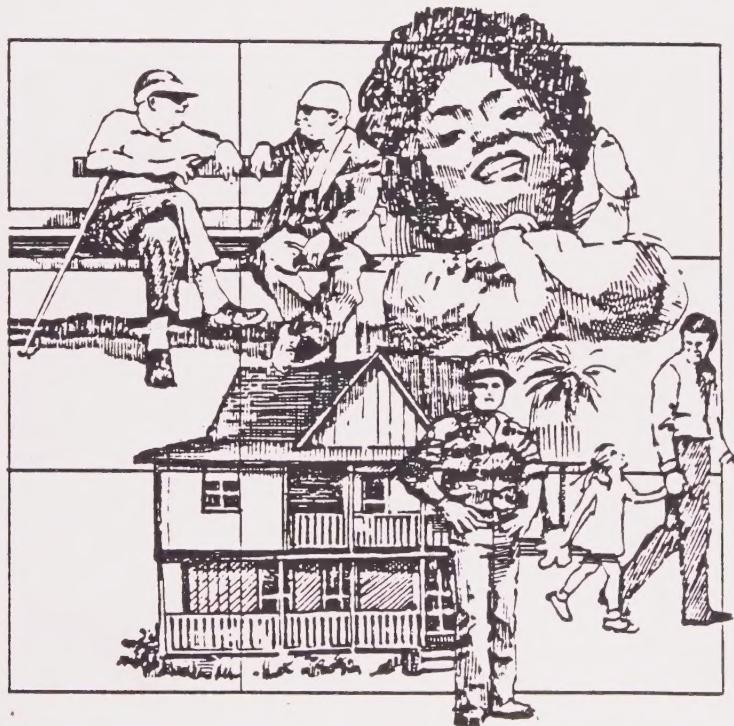



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HOUSING ELEMENT
Policy Report
City of Santa Monica





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HOUSING ELEMENT
Policy Report
City of Santa Monica

Adopted
January 1983

Amended
March 1987

RESOLUTION NO. 7385(CCS)

(City Council Series)

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF SANTA MONICA
ADOPTING A REVISED PROGRAM 12
OF THE HOUSING ELEMENT OF THE GENERAL PLAN

WHEREAS, the City of Santa Monica adopted its existing Housing Element on January 25, 1983; and

WHEREAS, on February 25, 1986, the City Council adopted Resolution 7172 authorizing the Planning Commission to consider amendments to Program 12 of the Housing Element; and

WHEREAS, the Planning Commission appointed a special subcommittee to review Program 12; and

WHEREAS, the City staff prepared recommended revisions to Program 12 and an Initial Study and Negative Declaration and circulated these documents for public review and comment from August 27, 1986, to September 26, 1986, in compliance with the California Environmental Quality Act and the City of Santa Monica Guidelines for the Implementation of the California Environmental Quality Act; and

WHEREAS, the proposed Program 12 amendment was submitted to the State Department of Housing and Community Development for its review, in compliance with relevant requirements of State law; and

WHEREAS, the City has considered the comments of the State Department of Housing and Community Development on the proposed revisions to Program 12; and

WHEREAS, on October 18, 1986, the Planning Commission conducted a duly noticed Public Hearing on the proposed revised Program 12, affording any interested person an opportunity to comment on the matter; and

WHEREAS, on November 17, 1986, the Planning Commission conducted a second duly noticed Public Hearing on the matter; and

WHEREAS, on January 27, 1987, the City Council conducted a duly noticed Public Hearing on the matter; and

WHEREAS, the recommendations of the Planning Commission, as set forth in its resolution adopted on November 17, 1986 have been considered by the City Council; and

WHEREAS, the proposed revised Program 12 is consistent with other portions of the Housing Element and other Elements of the General Plan;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The document entitled Final Initial Study and Negative Declaration on a Proposal for a Revised Program 12 of the City of Santa Monica Housing Element (EIA 827, SCH 86082706), attached hereto as Exhibit C and incorporated herein by this reference satisfies the requirements of the City's Guidelines for


the Implementation of the California Environmental Quality Act and the State CEQA Guidelines and the City Council hereby certifies the Final Initial Study and Negative Declaration.

SECTION 2. The document entitled Revised Program 12 of the Santa Monica Housing Element attached hereto as Exhibit A and incorporated herein by this reference is hereby approved and adopted as an amendment to Program 12 of the Housing Element of the City of Santa Monica.

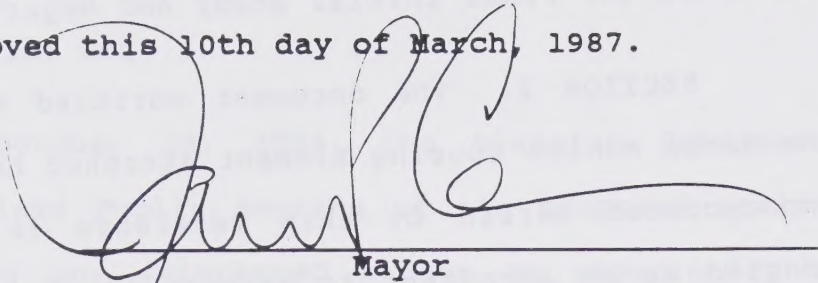
SECTION 2. The document entitled Outline of Inclusionary Program Components attached hereto as Exhibit B and incorporated herein by this reference shall form the basis for an ordinance implementing the amended Program 12.

SECTION 4. The City Clerk shall certify to the adoption of this Resolution, and thenceforth and thereafter the same shall be in full force and effect.

APPROVED AS TO FORM:


Robert M. Myers, City Attorney

Adopted and approved this 10th day of March, 1987.



Mayor

I hereby certify that the foregoing Resolution No. 7385 (CCS) was duly adopted by the City Council of the City of Santa Monica at a meeting thereof held on March 10, 1987 by the following Council vote:

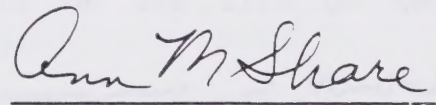
Ayes: Councilmembers: Finkel, A. Katz, Zane and Mayor
Conn

Noes: Councilmembers: Jennings, H. Katz and Reed

Abstain: Councilmembers: None

Absent: Councilmembers: None

ATTEST:



City Clerk

RESOLUTION NO. 6620(CCS)

(City Council Series)

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF SANTA MONICA ADOPTING
AN HOUSING ELEMENT OF THE GENERAL PLAN
FOR THE CITY OF SANTA MONICA

WHEREAS, the City of Santa Monica adopted its existing Housing Element on December 16, 1975; and

WHEREAS, the existing Housing Element does not comply with the guidelines adopted by the California Department of Housing and Community Development on December 7, 1977, and set forth in Subchapter 3 (commencing with Section 6300) of Chapter 6 of Part 1 of Title 25 of the California Administrative Code; and

WHEREAS, the existing Housing Element does not comply with the requirements of Government Code Sections 65580-89; and

WHEREAS, the City Planning Department began in 1980 to develop materials for the revision of the Housing Element; and

WHEREAS, in November 1980, the City Planning Commission appointed a 21-member Citizens' Advisory Committee composed of Santa Monica residents to assist and advise in the revision of the Housing Element; and

WHEREAS, the Citizens' Advisory Committee had numerous meetings between December 1980 and June 1981; and

WHEREAS, the meetings of the Citizens' Advisory Committee were duly noticed, open public mmeetings in which public comments were invited and accepted; and

WHEREAS, the Citizens' Advisory Committee solicited input from citizens, community groups, businesses and business associations, and existing local citizen boards including the Architectural Review Board, Housing Commission, Rent Control Board, Commission on Older Americans, and Landmarks Commission; and

WHEREAS, the Citizens' Advisory Committee prepared detailed recommendations for the revision of the Housing Element; and

WHEREAS, the recommendations of the Citizens' Advisory Committee were referred to the Planning Commission of the City of Santa Monica; and

WHEREAS, the Planning Commission conducted numerous public hearings which were duly noticed in conformity with Government Code Section 65351; and

WHEREAS, the Planning Commission approved a Housing Element for transmission to the City Council; and

WHEREAS, the Housing Element was transmitted to the City Council of the City of Santa Monica in conjunction with a full and complete record of all comments and documents submitted to the Planning Commission during its various public hearings and discussions; and

WHEREAS, on August 31, 1982, the City Council of the City of Santa Monica conducted a public hearing on the proposed

Housing Element which was duly noticed in accordance with Government Code Section 65351; and

WHEREAS, on September 7, 1982, the City Council approved the draft Housing Element subject to certain modifications which were referred back to the Planning Commission for review and comment; and

WHEREAS, on September 20, 1982, the Planning Commission approved the modifications to the Housing Element; and

WHEREAS, on December 3, 1982, the California Department of Housing and Community Development forwarded its comments on the draft Housing Element to the City of Santa Monica; and

WHEREAS, the City Council has considered the comments of the Planning Commission and the California Department of Housing and Community Development; and

WHEREAS, the City Council has fully considered the Final Environmental Impact Report on the proposed Housing Element,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES RESOLVE AS FOLLOWS:

SECTION 1. The documents attached hereto marked Exhibit A are hereby approved and adopted as the Housing Element of the General Plan for the City of Santa Monica.

SECTION 2. The City Clerk shall certify to the adoption of this Resolution, and thenceforth and thereafter the same shall be in full force and effect.

APPROVED AS TO FORM:

Robert M. Myers

ROBERT M. MYERS
City Attorney

ADOPTED AND APPROVED THIS 25th DAY
OF January, 1983.

William H. Goldway
MAYOR

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION
NO. 6620(CCS) WAS DULY ADOPTED BY THE CITY COUNCIL OF THE
CITY OF SANTA MONICA AT A MEETING THEREOF HELD ON
January 25, 1983 BY THE FOLLOWING COUNCIL VOTE:

AYES: COUNCILMEMBERS: Conn, Edwards, Zane and Mayor Yannatta
Goldway
NOES: COUNCILMEMBERS: Jennings and Reed
ABSENT: COUNCILMEMBERS: Press
ABSTAIN: COUNCILMEMBERS: None

ATTEST:

Joann Kelly
CITY CLERK

Santa Monica
Citizens' Advisory Committee
For The Revision of The Housing Element

June 1981 Members:

Donald Hagman, Chairperson

Barbara-Jo Osborne, Vice Chairperson

David Eggenschwiler, Secretary

Monroe Allen Jr.

Rose Boin

Janet Farley Cathcart (Chairperson, Constraints Subcommittee)

Gaye Folmer Deal

Kenneth Genser (Chairperson, Goals Subcommittee)

Fay Kessler

Tisa McKee (Chairperson, Data Subcommittee)

Rose Marie Rabin

Former Members:

Laura Mueller (Resigned 3-26-81)

Evelyn Kamberg (Resigned 12-18-80)

Robert Sears (Resigned 2-81)

Scott Van Dellen (Resigned 1-7-81)

Dennis Zane (Resigned 4-21-81)

(Seven additional members who resigned prior to June 1981
requested that their names not be listed in this document).

City Council

Ruth Yannatta Goldway, Mayor

Kenneth Edwards, Mayor Pro Tem

James Conn

William Jennings

Dolores Press

Christine Reed

Dennis Zane

John H. Alschuler Jr., City Manager

Mark Tigan, Director of Community and Economic Development

City Planning Commission

Susan Cloke, Chairperson

Derek Shearer, Vice-Chairperson

Heather Ball

Maria Gloria DeNecochea

Kenneth Genser

Frank Hotchkiss

Herbert Katz Jr.

Robert Kleffel*

Cheryl Rhoden*

Robert Sullivan*

James Lunsford, Planning Commission Secretary

*Former Members

Housing Commission

Bernard Mack, Chairperson

Alys Drobnick, Vice-Chairperson

Linda Amicarelli

Dora Ashford

Vincent Fantauzzo

Alfred Quinn

Joe Williams

Mindy Leiterman, City Staff Liaison

Housing Element Project Team

Kenyon Webster, Project Director

Patricia Reilly

Robert Portner*

Valdis Pavlovskis*

*Former Employees

HOUSING ELEMENT
Policy Report
City of Santa Monica

Adopted
January 1983

Amended
March 1987

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Housing Element Introduction and Overview

I. Background

This section provides an overview of the Housing Element including legal requirements, a discussion of broad housing needs in the community and a statement of housing goals. Also, the constraints which inhibit the City's ability to achieve these goals are reviewed.

Santa Monica is a diverse community. A variety of housing types support a unique socio-economic mix which includes households of divergent racial, economic and cultural backgrounds. Santa Monica draws many of its unique strengths from this pluralism. Ours is a City where grandparents can live in a community with children, where people regardless of income can enjoy striking natural beauty, and where economic and racial homogeneity has not replaced a rich, diverse human environment. Since its inception, this diversity has been characteristic of the City of Santa Monica.

However, there are strong economic and social forces at work, which, if not constructively channeled, threaten Santa Monica's desirable characteristics. Many rental housing units have been demolished or converted, the cost of housing has skyrocketed, economic and other constraints have resulted in the private sector constructing units affordable only to the very affluent, while the Federal government has abandoned its traditional role as the principal sponsor of low- and moderate-

income housing programs. When combined with other regional market forces, these factors have resulted in a loss of families, children, and a reduction in the diversity of the City of Santa Monica.

Specifically, in 1978 and 1979, 1,294 housing units were demolished, a 592% increase from the prior two years. In the same two years, over 500 rental housing units were converted to condominiums. These events resulted in the probable displacement of thousands of the City's residents and aggravated the already serious rental housing crisis.

There have also been dramatic increases in the cost of housing. Median rent rose by 125% from 1970 to 1980, and median home value skyrocketed by 656% to \$189,000 in the same period. Combined with high interest rates, this price generally would require an income of at least \$50,000 to purchase a home in the City. These cost escalations have increased housing problems for many of the City's households. The Southern California Association of Governments (SCAG) estimates that there are over 8,000 lower-income households with significant housing affordability problems.

Income discrimination is believed to be an increasingly pervasive practice which is resulting in fewer housing opportunities for low- and moderate-income persons, reducing the diversity of the community. It is believed that as the demand for affordable rental housing has increased, some landlords have discriminated against low- and moderate-income tenants.

In addition to cost issues, housing condition is a major concern. SCAG estimates that over 6,000 housing units in the City need rehabilitation or replacement.

Housing problems have also been a major factor in a significant decline of families and children. From 1970 to 1980 there was a loss of 3,187 family households and 3,530 children in the City. .

Housing problems have been a shared responsibility of Federal, State, and local government working in partnership with the private sector. In recent years, the nature of this partnership has changed drastically. In the face of these significant housing problems, the private sector has responded by developing expensive condominiums and single-family homes: such units accounted for 85% of new units developed between 1978 and mid-1981. At the same time, the Federal Government is in the process of abandoning its role as the primary sponsor of affordable housing. In 1979, the Federal Government allocated funds for over 17,000 assisted housing units to the Los Angeles area HUD office. This dwindled to just 7,900 units in 1981 and to no allocation in 1982.

The Santa Monica housing market exists as a small component in the second largest metropolitan community in the United States. Regional housing pressures when linked to the desirable environmental characteristics of the City, make it increasingly difficult for families with children, seniors, and low- and moderate-income households to continue to prosper.

Also, these same characteristics make ownership affordable only to the very affluent.

The laws of the State of California, and the traditional role of the local government working in partnership with the private sector and the community, provide the City of Santa Monica with tools to enhance the lives of our residents. The primary purpose of the Housing Element is to provide policy direction and mandate the action necessary to maintain Santa Monica as a diverse, nondiscriminatory and economically healthy community.

II. Legal Requirements

The California Legislature has declared that "the provision of a decent home and a suitable living environment... is a priority of the highest order." (Health and Safety Code Section 50002.) Although California has emphasized the importance of decent housing for all residents, it is well recognized that this goal has not become a reality.

The California Legislature has indicated that attainment of state housing goals requires the participation of all levels of government. In order to promote a coherent housing policy at the local level, the legislature required in 1969 that each city and county add to its general plan a housing element to address the housing needs of all economic segments of the community. (Government Code Section 65302.)

In 1980, the California Legislature adopted detailed requirements for housing elements contained in Government Code Sections 65580-65589. Prior to this time the housing element requirements were contained in general statutory language and regulations adopted by the California Department of Housing and Community Development (HCD). The 1980 legislation was in response to disputes over the legal authority of the regulations adopted by HCD.

The housing element must contain a detailed approach to addressing the City's housing problems. As Government Code Section 65583 provides:

The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community....

The housing element is required to contain three principal components:

1. An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.
2. A statement of the community's goals, quantified objectives and policies related to the maintenance, improvement, and development of housing.
3. A program which sets forth a five-year schedule of actions the local government is undertaking, or intends to undertake, to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provisions or regulatory concessions and incentives, and the utilization of appropriate federal and state subsidy programs when available.

Nothing in the housing element law requires that the City "(e)xpend local revenues for the construction of housing, housing subsidies, or land acquisition." (Government Code Section 65588.) However, the housing element must contain programs, such as land use and development controls, to make adequate provision for the housing needs of all economic segments of the community. A housing element that fails to do so is legally inadequate.

III. Santa Monica's Housing Element

The City's first Housing Element was adopted in 1975. Because of changing housing conditions, including loss of lower-priced housing through demolitions and conversions, escalating housing prices, discrimination against families with children, and the lack of affordable new housing development, a revision of the 1975 Housing Element was initiated.

A. Public Participation

The draft Housing Element was developed with extensive public participation. Beginning in 1980, the City Planning Department began developing materials for revision of the Housing Element. This revision was initiated because of changed housing needs since 1975, when the former Housing Element was adopted. Public comment on various reports was solicited, several public hearings were held, and many citizens responded with interest, enthusiasm and many suggestions for addressing housing needs. In November 1980, the City Planning Commission appointed a 21-member, broad-based Citizens' Advisory Committee (CAC), composed of Santa Monica residents to prepare a revised Housing Element. Because of resignations, a total of 23 persons served on the Committee. CAC members included a variety of community leaders and interested citizens.

Between December 1980 and June 1981, the Citizens' Advisory Committee met weekly and sometimes twice-weekly. All meetings were open to the public, and all meeting agendas

included time for public comment. Meetings were advertised in a local newspaper. The CAC solicited suggestions from citizens, community groups, businesses and business associations, and from already existing local citizen boards including the Architectural Review Board, Housing Commission, Rent Control Board, Commission on Older Americans, and Landmarks Commission. The CAC also heard from a variety of speakers, including economists, builders, housing activists, lawyers, and directors of various City Departments.

A special request for public comment and notices of a special public hearing were sent to a mailing list of over 140 citizens and interested organizations.

All ideas contributed by members of the public received consideration from the Citizens' Advisory Committee, and many were incorporated into the recommended Housing Element. For example, the Citizens' Advisory Committee considered over 180 program ideas submitted by members of the public and Committee members.

B. Planning Commission

Between June 1981 and June 1982 the City Planning Commission deliberated on the proposed Element and held several Public Hearings attended by thousands of persons. The Commission also held numerous study sessions on the Housing Element and completed its recommendations on June 28, 1982.

C. City Council.

The City Council held a Public Hearing on the Housing Element on August 31, 1982, following which the Council took action on the the Planning Commission's recommendations.

D. Organization

The Housing Element is composed of two major parts. Section I is the Policy Report and includes the Goal and Policies Section, which presents broad policy statements, and the Programs Section, which, integrated into the policy area format described by the Goal and Policies Sections, sets forth specific programmatic actions the City will take to meet housing needs.

Section II is the Technical Report, and includes three major sections: Background Data, which presents extensive information relating to land use, demographics, housing and the environment; the Needs Section, which describes the housing needs of the City's residents; and the Constraints section, which describes public-and private-sector constraints to meeting housing needs.

E. Environmental and Economic Impact Analysis

The environmental impact analysis of the proposed Housing Element consists of the Draft Environmental Impact Report (DEIR), the Draft Supplemental and Economic Impact Report (SEEIR), comments received on the environmental documents, and staff responses to factual issues raised concerning the environmental analysis. The Planning Commission held a Public Hearing on the environmental impact analysis on April 19, 1982.

IV. Housing Needs and Problems

Policy recommendations in this Element are based on analysis of need. The major problems identified by the technical research are:

- o Significant loss of affordable rental housing through demolitions and conversions.
- o Large increases in rents and home prices.
- o Many existing low income households pay more than 25% of their income for housing.
- o A Need for housing rehabilitation and relief of over-crowding.
- o Significant losses of families and children.
- o Inadequate support of local housing needs by the private sector and the Federal Government.

A. Loss of Affordable Rental Housing

Due to the demolition of many units, the conversion of others to condominiums and cooperatives, and large price increases, there has been a significant reduction in the availability of the housing stock to low and moderate income persons. It is believed that Santa Monica today has fewer low and moderate income people than any time in its recent history and it is unlikely that private sector and governmental action can restore the previous economic diversity of this community in the next ten years

....Demolitions. In recent years there has been a significant shift in multi-family residential development from construction of apartments to development of condominiums both by new construction, and by conversion. This resulted in the demolition and conversion of many rental units, altering the historic housing stock balance. Prior to the two Rent Control elections, in 1978 and 1979, demolitions greatly increased. Demolitions for 1976 and 1977 totaled 187 units, while demolitions for 1978 and 1979 equaled 1,294 housing units, a 592% increase from the prior two years. These demolitions resulted in the probable sudden displacement of thousands of tenants, and the loss of an estimated 1,000 rental housing units.

....Conversions. Conversion of rental units to condominiums also resulted in significant losses to the rental housing stock. In 1978 and 1979 over 500 rental units were

converted. The conversion process frequently resulted in the displacement of lower- and moderate-income family and elderly households which could not afford required down payments, or monthly mortgage payments significantly higher than their accustomed rent payments.

....Rent Increases. The U.S. Census shows a large increase in median rent from 1970 to 1980, as when the median rent rose from \$132 to \$297, a 125% increase. Lower-income families and elderly persons on fixed incomes are especially hard-hit by rent increases. Since 1979, Rent Control has significantly slowed such increases, by limiting rent increases, and has provided other protections to tenants. The Rent Control law includes significant restrictions on conversions and demolitions and has reduced tenant displacement and affordable housing losses attributable to these activities. Rent Control has also provided tenants with enhanced protection against arbitrary eviction and has defined the responsibilities of landlords for maintenance and service.

B. Escalation of the Cost of Home Ownership

The dramatic increase in cost of home ownership, driven by escalating land values, speculation, exploding interest rates, and increases in construction costs, has made all but the most affluent unable to afford home ownership opportunities in the City of Santa Monica.

....Value Increases. The U.S. Census shows a dramatic increase in median housing value of 656% from 1970 to 1980, as the median value increased from \$25,100 to \$189,000, effectively precluding home ownership for most of the City's low-, moderate-, and middle-income households. Using the 1980 Census median home value of \$189,000 and assuming a 30-year mortgage and a 20% down payment, monthly payments at 12% interest would be \$1,555. Assuming households devote between 40% to 25% of income to housing, this would require annual income of between \$47,000 and \$75,000. At 16% interest monthly payments would be \$2,033 and would require an annual income of between \$61,000 and \$98,000. In 1979, only 7% of the County's households had incomes above \$50,000. Available information indicates the proportion of Santa Monica households earning \$50,000 or more is similar.

C. Maintenance and Preservation of the Housing Stock

Given the relative age of the Santa Monica housing stock, there exists a need for rehabilitation and preservation to obtain reasonable standards for maintaining the quality of life....

....Rehabilitation Needs. In 1978 the Southern California Association of Governments (SCAG) computer model estimated that there were 5,229 housing units in Santa Monica which needed rehabilitation. 95% of these were rental units. Further, SCAG estimated that there were an additional 1,474 units which because of their very poor condition were

suitable for demolition 97% of these were rental units. While because of SCAG's methodology, these estimates are believed to be on the high side, they do provide an indication of significant rehabilitation needs.

D. The Loss of Diversity: Families and Low- and Moderate-Households.

The City must act to preserve its characteristics. Because of regional market forces, income discrimination, demolitions and conversions, the City is losing families, children, and low- and moderate-income households....

....Low-Income Households in Need. In 1981, the Southern California Association of Governments updated a 1978 model and estimated that there were 8,677 lower-income households paying more than 25% of their income for housing. Of these, 98% were renter-households, and of this group, 42% were elderly households, 53% were small family households, and 5% were large family households. While because of demolitions, conversions, income discrimination, and other factors, these numbers may have been reduced in the intervening years, they provide a clear indication of the magnitude of existing Santa Monica households with significant affordability problems.

....Overcrowding. In 1970, the U.S. Census found 1,889 units with 1.01 or more persons per room. In 1980 this number had increased by 12% to 2,124 housing units. As in 1970, the overcrowding problem was worst in the City's minority areas.

It is believed that housing availability and cost problems contributed to this increase in overcrowding.Loss of Families. According to the U.S. Census, family households, which include two or more related persons, decreased from 1970 to 1980. In 1970, there were 22,734 family households, or 56% of all households. In 1980, family households numbered 19,547, or 45% of all households. (It is noted that the City occupancy rate is about 1.9 persons per unit, lower than 1970 and lower than the 2.6 persons per unit in L.A. County.) In contrast, 61% of both 1970 and 1980 households in the City of Los Angeles were family households. From 1970 to 1980 there was a net loss of 3,187 family households in Santa Monica. It is believed that housing problems, including demolitions, conversions price increases, and discrimination were among the major factors causing the significant loss of families.Loss of Children. The U.S. Census shows a significant loss of children under 18 from 1970 to 1980. In 1970 persons 17 or younger numbered 17,277 or 20% of the City's population. In 1980, such persons equaled 13,747, or 16% of the population. This is in dramatic contrast to the City of Los Angeles, where in 1980 25% of the population was 17 or younger, a 12% decline from 1970. The overall Santa Monica loss from 1970 to 1980 was 3,530 children, or a 20% decline. It is believed that housing problems were among the major factors causing the large loss of children.Housing Problems of the Elderly. In 1980 the elderly Population (defined as 65 years of age and older) of Santa Monica included 14, 478 persons, or 16.4 percent of the total

population. The ability of the elderly to pay for housing is usually limited since many of them are retired, physically unable to work, or cannot find work because of problems of age discrimination and lack of mobility. Living on a fixed income derived from Social Security or pension funds is never easy, but during a period of rapid inflation, the financial problems of the elderly are considerably increased. Low cost housing is only part of the problem. The elderly have specialized housing needs, including easy maintenance, modest size, safety, ground level units or elevator apartments and close proximity to shopping and health services. The trauma of moving because of conversions, demolitions or rent increases is severe for older people. This is particularly true of Santa Monica which is an older city and thus has among the elderly many long-time residents who would find it difficult to leave the familiar surroundings of their own neighborhood.

....Single-Person Households. The 1980 Census found that 45% of City households consisted of just one person. This contrasts with 32% single-persons households in the City of Los Angeles. The 45% figure reflects not only a loss of families, but also implies some underutilization of the housing stock. The 1980 Census showed an increase of several thousand housing units since 1970. But primarily because of a decline in the number of persons per household, there was a population gain of only 25 persons in Santa Monica. The decline in persons per household is believed to be related to

a number of factors, including a lower marriage rate, a higher divorce rate, a lower birth rate, discrimination against children, and discrimination against prospective tenants because of family size.

E. External Determinants of Housing Policy.

The Housing Element must respond to dramatic changes in the role of the Federal Government and the role of the private sector. The Federal Government has abandoned its role, which it has played since the presidency of Franklin Roosevelt, as the primary financial sponsor of affordable housing. Simultaneously, the private sector has failed to provide new housing opportunities for low- and moderate-income households and has made home ownership in Santa Monica available to only the most affluent....

....Shifting Priorities: Traditionally, the Federal Government has assumed most of the responsibility for providing housing opportunities for all persons regardless of income. Recently, however, this Federal responsibility has been increasingly abdicated through elimination of many housing programs. In 1979, the Federal Government allocated funds for over 17,000 assisted housing units to the Los Angeles area HUD office. This dwindled to just 7,900 units in 1981, and to no allocation in 1982. This process has shifted much of the burden for providing affordable housing to financially-strapped state and local governments.

....Collapse of Private-Sector Housing Financing: Relatively low-cost credit for housing construction or purchase is no longer available. The residential sector now faces fierce competition for scarce funds from the commercial sector and the Federal Government. This situation has resulted in mortgage lending rates formerly 1-2 points above inflation rising to levels sometimes twice the rate of inflation.

....Income Discrimination: It is believed that as the demand for affordable rental housing has increased, some landlords have increasingly discriminated against prospective lower-income tenants. Thus, even though units may be affordable, they are often not available because of discriminatory practices.

....New Construction: In spite of the pressing need for affordable rental housing, 85% of the 1,102 new units developed from 1978 to mid-1981 were condominiums and single-family homes. Of the 164 rental housing units built from 1978 to mid-1981, 100 units were developed by a non-profit housing corporation with government assistance.

....Vacancy Rate. The 1980 Census found that 643 units or 1.4% of the City's housing units were vacant for sale, and 804 units or 1.7% were vacant for rent. The percentage of vacant-for rent units in 1980 represents a significant decrease from 1970, when 1,307 units, or 3.1% were vacant-for-rent. The low percentage of vacant units available for rent produces severe availability and mobility

problems for renters, who generally have lower incomes than owners and thus more limited resources to search for and obtain adequate housing.

V. Housing Element Policy Recommendations

The City's residents face housing problems of significant proportions. These problems have been created by a combination of economic, social, and governmental forces which, if left unchecked, will alter the City's historic diversity and reduce the housing opportunities of many of the City's residents - not only for the poor, but also moderate- and middle-income persons. Given the scope of housing problems, City action alone cannot meet all of the needs in the foreseeable future. But within economic, administrative and environmental limitations, and in partnership with the private sector and other levels of government, the City must take meaningful action to address the housing needs of its residents. The Housing Element contains a number of goals and programs specifically designed to address Santa Monica's housing problems.

A. Specific Quantifiable Maximum Objective.

The Housing Element is designed to address the documented housing needs of Santa Monica's residents. Given limited municipal resources and fiscal responsibilities, it is impossible that identified needs can be met in any foreseeable time frame. Given these constraints, the primary

housing policy of the City of Santa Monica is to maintain its economic, cultural and racial diversity. Simultaneous actions directed towards this goal include restoration of the approximately 1,500 rental housing units lost in recent years and to maintain and improve housing quality and affordability for all economic and social segments of the City. Some of the specific objectives include:

- o Address the need for replacement of the estimated 1,500 rental housing units demolished and converted in the years just prior to Rent Control by promoting the development of new rental housing to the extent possible consistent with good planning practices. Several Housing Element programs, including inclusionary zoning, the Community Development Corporation, and the bonding program, will address this goal.
- o Promote the development of new housing units which are available and affordable to all social and economic groups of the community. 1970 Census data indicates that approximately 29% of the City's residents were "very low-income", 23% were "moderate-income" and 35% were "high-income." The 1980 Census will provide more current information, but until 1980 data is available, these numbers will guide City action in acting on proposed housing developments. The inclusionary zoning program will be the primary means of addressing this need, but many other Housing Element programs will contribute to this goal.

- o Address the affordable housing needs of the existing residents least able to pay: 8,677 lower-income Santa Monica households projected by SCAG are paying more than 25% of their income for housing. These needs would be addressed by a variety of Housing Element Programs, including Rent Control, the ongoing Section 8 rent supplement program, homesharing and new construction.
- o Develop programs promoting the rehabilitation and/or replacement of the 6,703 housing units which SCAG estimated as being in poor condition. The Housing Element rehabilitation program will be one of the principal means of addressing this need.
- o Develop programs to eliminate the overcrowding problem found by the 1980 Census in 2,124 units. Development of new affordable housing through the inclusionary zoning program is expected to ease this problem, as will ongoing programs such as Rent Control.
- o Alleviate the housing supply problems faced by families with children which caused a loss of 3,187 family households, and 3,530 children from 1970 to 1980. Several programs, including inclusionary zoning, the antidiscrimination program, and the home-sharing program will address this need.
- o Promote programs which make home ownership a realistic objective for persons of all income and social groups

within Santa Monica. The limited equity cooperative program, the Community Development Corporation program and the bonding program will address this important goal.

B. Fiscal Constraints.

The City's housing program must be implemented within the constraints of sound fiscal policy. Prudence requires that housing programs neither create significant new unfunded liabilities nor drain resources necessary to maintain public safety and other basic governmental services. Consequently, the City will implement the following fiscal policies:

- o General Fund expenditures for housing, exclusive of capital and bonded programs, shall not increase at a rate more rapid than the City's budget as a whole.
- o Where appropriate, the City will pursue State and Federal resources to pursue its housing objectives.
- o The highest priority of the City for the utilization of its Community Development Block Grant Funds will be to meet housing needs of low- and moderate-income households. It is noted that this policy will not detract from social service program funding, which by law are restricted to a limited proportion of Block Grant expenditures.

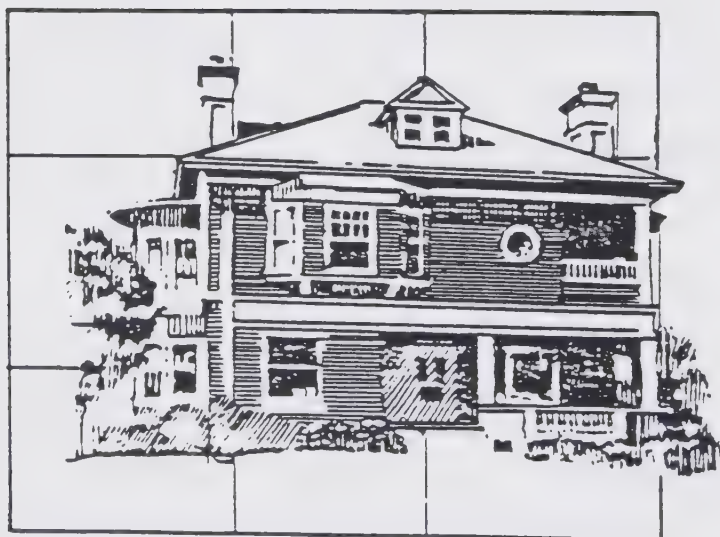
- o Within the constraints established by the State statutes the City shall work cooperatively with private sector developers to construct the housing units necessary to balance the impact of commercial office development.
- o The City shall prudently utilize its revenue bonding capacity and, where appropriate its capital funds to complement and support necessary housing development activity.
- o Housing policies will be carefully evaluated for their effects upon property and sales tax funds so as to maintain the basic integrity of these revenue sources.

In sum, the City's General Fund shall not be asked to carry a disproportionate cost of development and implementation of housing programs. The City shall utilize State and Federal resources, resources of private capital, reserve funds, and funds appropriately generated by approved development policies to support housing development.

VI. Summary.

The Housing Element will set in action a series of programs designed to meet the unique housing needs of Santa Monica's residents. The Element represents a melding of efforts by the Planning Commission, the Citizens' Advisory Committee, the Housing Commission, the City Council, interested citizens, and staff. Implementation of the Element will ensure that the City, in partnership with the private sector, takes meaningful action to address the housing needs of its residents.

GOAL AND POLICIES



Goal and Policies

INTRODUCTION

The establishment of a City Housing Goal, and the formulation of supporting policies is necessary for the success of future housing programs. This section of the Housing Element is intended to define the direction of Santa Monica's actions in the area of housing.

The National Housing Act of 1949 established the goal of a "Decent home and suitable living environment for every American family." In 1970, the State of California adopted the 1949 National Housing Goal and further called for a commitment "To guide, encourage, and direct, where possible, the efforts of the private and public sectors of the economy to cooperate and participate in the early attainment of a decent home and satisfying environment for every Californian."

This section of the Housing Element of the Santa Monica General Plan is a specific local expression of the National and State Goals. The Goal is a statement of Santa Monica's intention and desired results. The policies are intended to guide officials in the creation of new and the modification of existing housing programs to move the City towards fulfillment of its housing Goal.

THE GOAL

Assure that Santa Monica meets the existing and projected housing needs of all its residents and its regional responsibilities for decent, affordable housing opportunities for all social groups while maintaining an economically sound and healthy environment.

THE POLICIES

I. PROMOTE THE SUPPLY OF HOUSING

A. PROMOTE THE CONSTRUCTION OF NEW HOUSING

1. Provide adequate sites for housing, including ownership housing, rental housing, factory built housing, and mobilehomes.
2. Modify density limits if necessary to promote housing while protecting quality of life goals.
3. Ensure that taxes and fees affecting housing are no greater than required in the public interest.
4. Encourage and create incentives for the development of housing in commercial zones where appropriate and consider the potential for housing in manufacturing zones.
5. Support programs geared to increasing housing throughout the region.

B. PROMOTE THE REHABILITATION OF HOUSING WHERE FEASIBLE

1. Encourage the utilization of private and public funding sources to provide rehabilitation, home improvement, and maintenance loans and grants with particular attention to the multi-unit rental housing stock.
2. Encourage the preservation of architecturally and historically significant structures.
3. Ensure that all rehabilitation programs are developed in a manner which avoids the displacement of residents when feasible and consistent with health and safety concerns.

C. MAINTAIN AND INCREASE THE SUPPLY OF HOUSING AFFORDABLE TO LOW- AND MODERATE-INCOME PERSONS

1. Encourage innovative Municipal and private sector programs to promote the financing and development of housing for low- and moderate-income persons.
2. Discourage the conversion of affordable housing units to other non-housing uses.
3. Ensure the provision of at least the approximately 400 units affordable to moderate-income persons allowed under Proposition "N" as approved by the voters in June 1978.

4. Encourage the lease of land and housing to non-profit housing cooperatives at levels affordable to low- and moderate-income persons.
5. Encourage community based private non-profit community development corporations to promote the development and operation of both rental and ownership housing for low- and moderate-income persons.
6. Encourage the development of rental and ownership housing affordable to low- and moderate-income persons.
7. Encourage the enactment of Federal, State, and local legislation to provide funding and incentives for the preservation and development of housing affordable to low- and moderate-income persons.
8. Encourage rental and mortgage programs for low- and moderate- income persons, and ensure the dissemination of information on assistance programs which are available.
9. Ensure the continued Municipal support of the Rent Control Charter Amendment.
10. Ensure the continued affordability of Municipally mandated or assisted housing affordable to low- and moderate- income persons.

11. Ensure that conversion and new residential, commercial and industrial projects address the need for affordable housing related to such development.
12. Ensure replacement of multi-family housing which is demolished.
13. Maintain affordability of low- and moderate-income units mandated by the City or financed with public funds.
14. Assist current and former low- and moderate-income residents displaced by demolitions, conversions, or evictions owing to the moving in of relatives.

D. PROMOTE THE FULL USE OF EXISTING HOUSING

1. Discourage the withholding of rental units from the rental market except for reasons of health and safety.
2. Encourage the sharing of housing.

E. Protect rental housing by limiting the conversion of rental units.

1. If otherwise permitted, Tentative Subdivision Maps should only be approved if the conversion is consistent with all laws of the City of Santa Monica.

2. If otherwise permitted, Tentative Subdivision maps only be approved if tenants are not displaced.

II. PROMOTE QUALITY HOUSING AND NEIGHBORHOODS

A. PROMOTE SAFE AND SECURE HOUSING

1. Ensure the enforcement and encourage the improvement of standards, regulations, codes, and procedures which promote safe, sanitary, and structurally sound housing.
2. Encourage housing design and improvements which serve to deter crime.
3. Encourage programs which improve safety in residential neighborhoods.

B. PROMOTE ENERGY EFFICIENT HOUSING

1. Ensure that all new housing is energy efficient to the extent that it is cost effective and technically feasible.
2. Encourage the voluntary retrofit of existing housing units for energy efficiency.

C. PROMOTE THE DEVELOPMENT OF HOUSING CONTROLLED BY RESIDENTS

1. Encourage housing ownership opportunities for all income groups.

2. Allow the conversion of rental housing into limited equity ownership housing without involuntary tenant displacement.
3. Encourage the lease of Municipally assisted housing to tenant cooperatives for their operation, where feasible.

D. PROMOTE THE LIVABILITY AND STABILITY OF NEIGHBORHOODS

1. Ensure a balance among residential land use densities and intensities, the capacities of the circulation and service systems, and the general quality of life.
2. Ensure that open space, sunlight, vegetation, and other environmental concerns be considered in all new residential development.
3. Encourage the setting aside of open space for recreational use within residential zones.
4. Ensure that residential areas are protected from adverse impacts from adjoining uses.
5. Encourage housing design and improvements which are aesthetically compatible with and complementary to the surrounding neighborhood.
6. Encourage the preservation of architecturally and historically significant neighborhoods and buildings

7. Ensure that public projects are planned to minimize their impact on the livability and stability of established residential neighborhoods.
8. Protect and maintain the integrity of existing R1 and multi-family residential zones.

III. PROMOTE ACCESSIBILITY TO HOUSING AND CITIZEN PARTICIPATION IN HOUSING PROGRAMS

A. PROMOTE THE INTEGRATION OF ALL SEGMENTS OF SOCIETY WITHIN NEIGHBORHOODS.

1. Ensure that there is no arbitrary discrimination with regard to race, religion, national origin, sex, sexual preference, age, disability, or other such characteristics, in the building, financing, selling and renting of housing, and ensure the enforcement of fair housing laws.
2. Encourage the racial and age integration of neighborhoods.
3. Encourage the distribution of housing for low- and moderate-income persons throughout residential and compatible commercial and industrial districts.
4. Encourage the design and construction of housing for the physically disabled, aged, and families with children.

B. PROMOTE DUE PROCESS RIGHTS

1. Ensure that property owners and tenants be given adequate notice and appropriate opportunity to be heard on significant changes affecting their property, residence, or neighborhood.
2. Ensure that "just cause" serve as the only basis of tenant eviction.
3. Encourage tenant involvement in the formation of building operation policies.

C. PROMOTE THE PARTICIPATION OF CITIZENS, PRIVATE AND COMMUNITY GROUPS, AND GOVERNMENTAL AGENCIES IN HOUSING AND COMMUNITY DEVELOPMENT ACTIVITIES.

1. Ensure maximum citizen involvement in housing issues.
2. Encourage and facilitate the involvement of neighborhood groups in housing and community development activities.
3. Ensure that information and assistance is provided in English and Spanish and other languages as necessary and feasible to persons and groups seeking solutions to housing problems.
4. Ensure that information on housing is exchanged within the City administration and with other agencies.

5-YEAR HOUSING GOALS FOR NEW CONSTRUCTION AND REHABILITATION



5-Year Housing Goals

This section presents 5-year housing goals for new construction and rehabilitation.

As discussed in a previous section, according to the Southern California Association of Governments (SCAG) Regional Housing Allocation Model (RHAM), the City is providing its fair share of regional housing. The SCAG numbers do indicate that the existing resident population of the City has substantial housing needs, both for rehabilitation and housing assistance to eliminate overpaying. It would be very difficult for the City of Santa Monica to meet all of the identified needs in a 5-year period, so it is assumed here that the total needs will be addressed over a longer period of time. The following provides an analysis using this assumption.

REHABILITATION NEEDS

The 1978 Regional Housing Allocation Model shows a total of 5,229 units in the City suitable for rehabilitation, of which 187 were owner-occupied, and 5,042 were renter-occupied. In addition, there were an estimated 1,474 substandard units which were suitable for demolition according to the HAP, with 51 of these being owner occupied, and 1,423 of these units being renter-occupied.

The HAP, which was prepared to satisfy Federal requirements, is generally used to develop housing program goals. The standard goal which is used in this system is to meet 3% of the identified needs per year, or 15% of the needs over a 5-year period. This standard is used here to develop the 5-year housing goals.

Using the 3% per year goal, a total of 790 units should be rehabilitated over a 5-year period, or 158 units per year. 5 to 6 owner-occupied units should be rehabilitated each year, and 152 renter-occupied units should be rehabilitated each year. In addition, 44 units per year, or 221 units over a 5-year period should be replaced due to their substandard condition. The following table summarizes rehabilitation needs.

Rehabilitation Needs

	Annual Need	5-Year Need
Owner	6	30
Renter	152	760
Total	158	790

Note: Due to rounding, actual needs are slightly lower.

Sources: Southern California Association of Governments;
Santa Monica Planning Department.

HOUSEHOLDS NEEDING ASSISTANCE

The RHAM also shows the number of lower-income households paying more than 25% of their gross income for housing. The RHAM indicates that there were 8,677 such households in Santa Monica. Of these, 182 households owned the units they lived in, the 8,477 households rented. The following table provides a further breakdown of the data.

Households Needing Assistance

	Elderly	Small Family	Large Family	Total
Owner	101	69	12	182
Renter	3,596	4,468	431	8,495
Total	3,697	4,537	443	8,677

Source: Southern California Association of Governments

The RHAM numbers also show housing assistance needs of various lower-income households in the City. The 3% per year formula provides an indication of 5-year needs. Using this formula, approximately 1,300 households should be assisted in a 5-year period, or 260 per year. The following tables show annual and 5-year assistance needs.

Assistance Needs of Lower-Income Owner Households

	Annual Need	5-Year Need
Elderly	3	15
Small Family	2	10
Large Family	0.4	2
Total	5.4	27

Note: Due to rounding, actual needs may be slightly lower.

Sources: SCAG, Santa Monica Planning Department.

Assistance Needs of Lower-Income
Renter Households

	Annual Need	5-Year Need
Elderly	108	540
Small Family	134	670
Large Family	13	65
Total	255	1,275

Note: Due to rounding, actual needs may be slightly lower.

Sources: SCAG, Santa Monica Planning Department.

Moderate and high-income households may also have housing assistance needs. However, data is lacking concerning these needs. In addition, because of higher income, these households can exercise considerably more choice regarding their housing than can lower-income households.

If the City is to maintain its economic diversity, in addition to meeting the needs identified through the HAP analysis, there would be a need for housing developed in the City to be affordable to income groups in proportion to their percentage in the current population. Using 1970 Census income data, this would indicate a need for about 29% of new housing to be affordable to very low-income households, 13% to low-income households, 23% to moderate-income households, and 35% to high income households.

The needs discussed above could be addressed in a number of ways, through efforts of both the private and public sectors. The Programs Section discusses existing housing programs, and proposed new programs to meet the identified needs. It is also noted that due to a variety of factors, including population changes, income changes, demolitions and new constructions, Rent Control, real estate market changes, and various government programs, housing needs may have changed since the RHAM base data was prepared.

GROWTH NEEDS

In 1982, as part of a new Regional Housing Allocation Model (RHAM), the Southern California Association of Governments (SCAG) developed an estimate of Santa Monica growth to 1986. The RHAM growth component is discussed here.

Included within the RHAM growth estimate are the goals of achieving an overall 5 percent vacancy rate by 1986, and of replacing all housing units demolished through the recycling process. The RHAM growth figures are an estimate of need and do not necessarily represent goals which can be achieved, given various constraints facing the City. The RHAM also allocates housing units by income category, displaying both a regional and a City distribution.

The RHAM estimates that there is a need for 2,298 households to be added between 1981 and 1986. The RHAM also shows a need for 1,839 housing units to be developed to achieve an overall 5% vacancy rate, and 1,122 units to replace units demolished because of recycling. Together these three components estimate development of 5,259 new housing units between 1981 and 1986, and a net increase of 4,137 units. These numbers are displayed in the Table below.

RHAM Estimated Growth

2,298 New Units (growth need)
1,839 New Units (to achieve desirable vacancy rate)
1,122 New Units (to replace demolished units)

5,259 (New Units)
- 1,122 (Replacement Units)

4,137 (Net Estimated Growth Need)

Using the 5,259 new unit figure, the RHAM provides a distribution of units by income category, showing both "regional income distribution" and "City income distribution." If the City were to maintain the local income group distribution, the set of "City" numbers would be employed; if the City were to become more similar to the region, the set of "regional" numbers would be used. Given that one of the primary goals of the Housing Element is to maintain housing opportunities for all income groups, the

use of the "City" income distribution would be most appropriate. Both sets of numbers are shown in the table below.

Growth Component
Income Group Distribution

	Total	Very Low	Low	Moderate	High
Regional					
Income	5,259	1,200	716	1,238	2,105
Distribution	100%	22.82%	13.61%	23.55%	40.02%
City Income	5,259	1,552	721	1,141	1,846
Distribution	100%	29.50%	13.70%	21.0%	35.10%

The RHAM estimates a need for annual development of an average of 1,052 new units per year, and 827 net added units per year. It should be noted that for a variety of reasons, the RHAM growth need goals may be difficult to achieve. National, regional, and local economic, social, and legal factors could significantly affect actual growth levels. Because of such constraints, it is estimated that actual growth levels for the 1981-86 period will be from 1,500 to 2,500 new units developed.

The RHAM also includes a policy goal of achieving a 5 percent overall vacancy rate by 1986. 1,839 new units, over and above expected growth, would have to be added to the housing stock to achieve this goal. The City accepts the 5 percent figure as a highly desirable goal towards which to strive. It is noted, however, that the constraints under which the City will operate in its efforts to meet the basic growth needs with

adequate distribution by income groups will make provision of units to achieve the 5 percent vacancy rate difficult. The City's housing program must first address the needs of existing and expected households. If the City is able to overcome the significant constraints to meeting those needs, efforts can then be directed towards achieving the 5 percent vacancy goal.

Summary of Annual Goals

Below is a summary of broad annual housing goals.

Annual Rehabilitation Needs

Owner	6 Units
Renter	<u>152 Units</u>
Total	158 Units

Annual Assistance Needs

	Owner	Renter
Elderly	3 Units	108 Units
Small Family	2 Units	134 Units
Large Family	<u>0.4 Units</u>	<u>13 Units</u>
TOTAL	5.4 Units	255 Units

Growth Needs Estimate

<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>High</u>
130 Units	144 Units	228 Units	369 Units

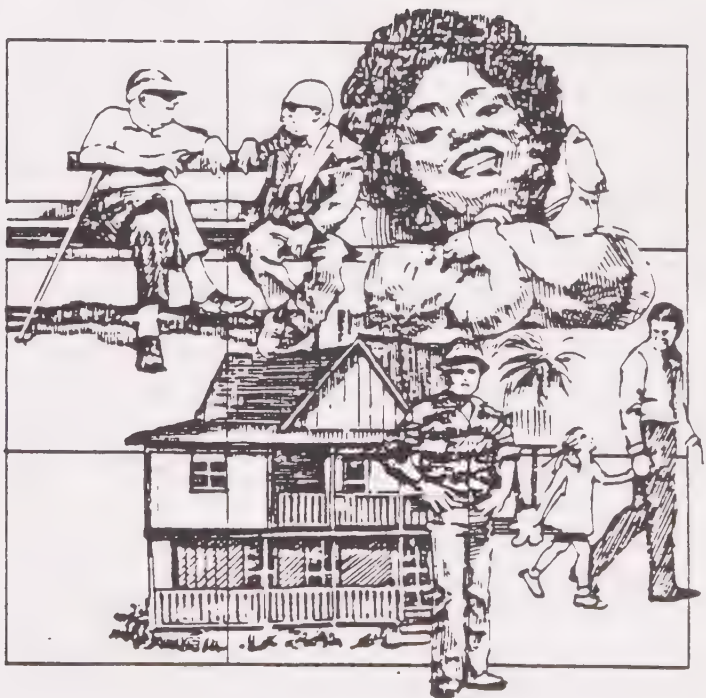
Additional Specific Quantifiable Maximum Objectives

The Housing Element is designed to address the documented housing needs of Santa Monica's residents. Given limited municipal resources and fiscal responsibilities, it is impossible that identified needs can be met in any foreseeable time frame. Given these constraints, the City's basic housing goal is to maintain its economic, cultural and racial diversity. Simultaneous actions directed towards this goal include restoration of the approximately 1,500 rental housing units lost in recent years and to maintain and improve housing quality and affordability for all economic and social segments of the City. Specific objectives include:

- o Address the need for replacement of the estimated 1,500 rental housing units demolished and converted in the years just prior to Rent Control by promoting the development of new rental housing to the extent possible consistent with good planning practices.
- o Promote the development of new housing units which are available and affordable to all social and economic groups of the community. 1970 Census data indicates that approximately 29% of the City's residents were "very low-income," 23% were "moderate-income" and 35% were "high-income." The 1980 Census will provide more current information, but until 1980 data is available, these numbers will guide City action in acting on proposed housing developments.

- o Develop programs to eliminate the overcrowding problem found by the 1980 Census in 2,124 units.
- o Alleviate the housing supply problems faced by families with children which caused a loss of 3,187 family households, and 3,530 children from 1970 to 1980.
- o Promote programs which make home ownership a realistic objective for persons of all income and social groups within Santa Monica.

PROGRAMS SECTION



PROGRAMS SECTION: INTRODUCTION

The Programs Section is the heart of the Housing Element. It describes the actions the City will take to deal with a broad range of housing issues. The Programs Section of this Housing Element accomplishes the following:

- o It sets forth a schedule of actions Santa Monica is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element, through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate Federal, State, and City financing and subsidy programs when available.
- o It identifies adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing and mobile homes, in order to meet the City's Housing Goal.
- o It assists in the development of adequate housing to meet the needs of low- and moderate-income households.
- o It addresses and, where appropriate and legally possible, removes governmental constraints to the maintenance, improvement and development of housing.
- o It conserves and improves the condition of the existing affordable housing stock.

- o It promotes housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.
- o It promotes public participation in the development of housing policy.

The new Programs are integrated into the more general policy framework of the Goal and Policy Section. Many programs could readily fit under several policies, since they address a variety of issues, but programs which primarily address a particular policy are grouped under the most relevant policy.

Each new program in this Section is described in the following format:

1. Title.
2. Objective: States the general goals of the program.
3. Description: Provides a specific description of the program.
4. Implementation: Describes how the program will be implemented, including:
 - A. Responsible Agency: Specifies which City department will have lead responsibility to ensure that the program is carried out.
 - B. Cost: Estimates potential City costs associated with program implementation.
 - C. Staffing: Specifies whether staff to implement the program will be provided from currently funded positions or if additional staff will be required.

- D. Funding: Specifies whether funding to implement the program will be provided from currently budgeted sources or if additional funding will be required.
- E. Schedule: Sets date for implementation, either I (6 months), II (12 months), III (18 months), IV (24 months), or V (30 months).
- F. Quantified Impact: Provides a numerical estimate of programmatic impacts. It is noted that given various constraints, such as uncertain State and Federal funding, City budget, market conditions, and, sometimes, program specifics, it is difficult to quantify the impact of some programs, but adoption of this Housing Element will commit the City to make a significant effort, using available resources to meet identified housing needs.

Also described in this section are the City's many ongoing housing programs.

The new programs that follow are those that came out of extensive citizen participation in the Housing Element revision process, and they describe important steps the City will take to address housing needs. This Housing Element, by describing only certain programs, is by no means intended to limit City actions regarding housing problems. Clearly, as needs change and new problems or resources present themselves, new housing programs should be developed, and the Housing Element modified to meet new challenges.

PROPOSED PROGRAMS

I. PROMOTE THE SUPPLY OF HOUSING

A. PROMOTE THE CONSTRUCTION OF NEW HOUSING.

1. Provide adequate sites for housing, including ownership housing, rental housing, factory built housing, and mobilehomes.
2. Modify density limits if necessary to promote housing while protecting quality of life goals.
3. Ensure that taxes and fees affecting housing are no greater than are in the public interest.
4. Encourage and create incentives for the development of housing in commercial zones where appropriate and consider the potential for housing in manufacturing zones.
5. Support programs geared to increasing housing throughout the region.

PROGRAM 1: Provide adequate sites for housing, including ownership housing, rental housing, factory built housing, and mobilehomes.

OBJECTIVE: Provide adequate sites for housing.

DESCRIPTION: The City shall review and revise its development regulations as needed to facilitate the provision of adequate sites for a variety of housing types, including ownership housing, rental housing, factory built housing and mobilehomes.

IMPLEMENTATION:

Responsible Agency: Community and Economic Development Department.

Cost: No significant costs.

Staffing: Existing staff sufficient.

Funding: No special funding required.

Schedule: I

Quantified Impact: This Program will promote a variety of housing types available to the City's 88,000 residents.

PROGRAM 2: Periodically review density limits in multi-family zones to measure the effects of such limitations on housing construction and modify where appropriate.

OBJECTIVE: Promote an adequate supply of housing while protecting quality of life goals.

DESCRIPTION: The City shall periodically review density standards in multi-family zones. Density standards have important relationships to housing affordability, utility capacities, circulation and parking issues, availability of a variety of housing types, and overall quality of life. The review shall monitor these issues, and shall also include such specific density-related parameters as height, bulk, lot coverage, number of units, open space, parking and mechanisms for flexible application of such requirements in order to create tradeoffs to increase the supply of affordable housing for all income groups while maintaining a high quality of life.

The review shall occur at least every five years as part of the Housing Element update process.

IMPLEMENTATION:

Responsible Agency: Planning Department.

Cost: Cost impacts could vary depending upon the scope of the studies, whether consultants were hired, etc.

Staffing: Existing staff sufficient.

Funding: City General Fund, Planning Department fee revenues.

Schedule: I

Quantified Impact: Provision of an adequate and varied supply of housing for the City's residents while maintaining a high quality of life. Specific impacts would vary depending upon specific regulations ultimately adopted which cannot be predicted at this time.

PROGRAM 3: Encourage housing in commercial zones where appropriate and consider housing in industrial zones.

OBJECTIVE: Promote provision of adequate sites for housing.

DESCRIPTION: Commercial and industrial zones not permitting housing shall be reviewed for suitability to allow housing as a conditional use, where not contrary to public health, safety and welfare. It is noted that various specific proposals concerning this topic will be considered as part of the Land Use Element revision process.

IMPLEMENTATION:

Responsible Agency: Planning Department.

Cost: Direct costs of \$0 to \$3,500 per year for processing CUP applications. This would be partly balanced by the \$225 CUP application fee.

Staffing: Existing staff sufficient.

Funding: City general fund, CUP fee revenue.

Schedule: II

Quantified Impact: There are approximately 600 acres of commercial and industrial land in the City which may be made available for housing development by this program. Very little of this land is vacant at this time, but if a small portion of affected commercial and industrial land were to be developed with housing, substantial numbers of units could be constructed. It is estimated that likely development of 0 to 20 market-rate units per year, or from 0 to 100 units over 5 years will occur.

PROGRAM 4: Review impact of proposed ordinances, criteria, and regulations on housing affordability and availability.

OBJECTIVE: Assure that any regulation relating to housing does not adversely affect housing cost unless its benefits outweigh its adverse impacts. .

DESCRIPTION: The City shall review ordinances, regulations, and practices of the City which have an impact upon the affordability of housing. Where the ordinances, regulation, or practice is not necessary to serve some valid social, environmental or economic goal, it shall be repealed or amended. Ordinances, regulations or practices concerning matters with no significant impact on the affordability of housing need not be reviewed.

New proposals for ordinances, regulations, and General Plan amendments, and the like, affecting housing, shall be reviewed to assess their impact on the availability and cost of housing. The City Council shall have final review authority, however, if City boards or commissions are involved in proposal development, review, or implementation, such boards and commissions shall also have an opportunity to review and comment on impacts on housing costs. It is the policy of the City that no such ordinance, regulation, or amendment to the General Plan, affecting housing, that adversely affects housing cost or availability, shall be passed unless its beneficial effects clearly outweigh the adverse housing effects.

IMPLEMENTATION:

Responsible Agency: Community and Economic Development
Department

Cost: Potential costs of \$0 to \$28,500 per year. One-time
costs estimated at \$0 to \$1,000.

Staffing: 0-1 Administrative Assistant.

Funding: City General Fund.

Schedule: II

Quantified Impact: Reduction of housing costs attributable
to unnecessary governmental regulations.

PROGRAM 5: Provide an expedited and coordinated permit system.

OBJECTIVE: Simplify the permit processing system to reduce delays and costs.

DESCRIPTION: As required by Gov. C. SS65913.3 and .4, the City shall develop an expedited and coordinated permit system.

IMPLEMENTATION:

Responsible Agency: City Manager.

Cost: Estimated costs of \$0 to \$68,000 per year. One-time estimated costs of \$8000 to \$15,000

Staffing: Estimated need for 0 to 2 administrative assistants, 0 to one-half intermediate clerk.

Funding: City general fund, permit fee revenue.

Schedule: III

Quantified Impact: Costs and delays in construction should be reduced. Permit issuance may be speeded by several weeks; information and complaints concerning permits may be more readily available. Precise impacts are dependent upon a variety of factors and cannot be predicted at this time.

PROGRAM 6: Review development regulations for all multi-family housing types.

OBJECTIVE: Simplify development regulations and remove unnecessary standards which affect the affordability of all multi-family housing, and ensure consistent health and safety standards.

DESCRIPTION: Construction and zoning requirements for multi-family owner-occupied housing, rental housing, and cooperatives should be amended so they will be identical unless compelling reasons exist justifying different standards for different types of multi-family housing. The review and revision of regulations shall occur within the context of concern for housing affordability.

IMPLEMENTATION:

Responsible Agency: Planning Department.

Cost: Estimated one-time costs of \$200 to \$500.

Staffing: Existing staff sufficient.

Funding: City general fund.

Schedule: II

Quantified Impact: Reduction of costs and promotion of flexibility of use.

PROGRAM 7: Define criteria for Architectural Review Board.

OBJECTIVE: Promote clarity concerning Architectural Review Board.

DESCRIPTION: The Architectural Review Board shall develop review criteria to assist developers in preparing their plans and proposals to meet its requirements. The Planning Commission will review the criteria developed by the Architectural Review Board.

IMPLEMENTATION:

Responsible Agency: Planning Department.

Cost: Estimated annual costs of \$500 to \$1,000.

Staffing: Existing staff sufficient.

Funding: City general fund, ARB application fees.

Schedule: III

Quantified Impact: Reduction of costs and streamlining of the Architectural Review Board process. Developers may experience time savings of up to several weeks; City staff time necessary to explain ARB policies may be significantly reduced.

PROGRAM 8: Allow for agreements with developers of new rental housing.

OBJECTIVE: Promote rental housing construction.

DESCRIPTION: The City shall utilize the Development Agreement Ordinance in Section 9800 of the Municipal Code to encourage the development of rental housing. The City shall consider entering into agreements with developers guaranteeing exemption from Rent Control for new rental housing.

IMPLEMENTATION:

Responsible Agency: City Attorney.

Cost: No significant costs.

Staffing: Existing staff sufficient.

Funding: No special funding required.

Schedule: II

Quantified Impact: Increased rental construction by providing greater assurance of exemption from future rent control. 0 to 50 apartment units per year may be attributable to this program.



B. PROMOTE THE REHABILITATION OF HOUSING WHERE FEASIBLE

1. Encourage the utilization of private and public funding sources to provide rehabilitation, home improvement, and maintenance loans and grants with particular attention to the multi-unit rental housing stock.
2. Encourage the preservation of architecturally and historically significant structures.
3. Ensure that all rehabilitation programs are developed in a manner which avoids the displacement of residents when feasible and consistent with health and safety concerns.

PROGRAM 9: Implement a housing rehabilitation program.

OBJECTIVE: Promote the rehabilitation of housing affordable to low-and moderate-income persons.

DESCRIPTIONS: The City shall designate substantial amounts annually of funds for a housing rehabilitation program. The rehabilitation program shall include safeguards against tenant displacement and the program should maximize leveraging of funds and private sector investment. The program shall be targeted to neighborhoods and households in greatest need. The Program shall build upon current efforts in this area.

IMPLEMENTATION:

Responsible Agency: Community and Economic Development Department.

Cost: Estimated potential cost of \$157,000 to \$272,000 per year. Estimated one-time costs of \$1,000 to \$3,000.

Staffing: Estimated need for one to two Assistant Planners, and zero to one-half intermediate clerk.

Funding: Community Development Block Grant funds, City general fund. (It is anticipated that most funding would be provided by CDBG monies currently set aside for housing programs.)

Schedule: II

Quantified Impact: Maintenance of the current affordable housing stock. Estimated average of 100 to 160 units rehabilitated per year of program operation. (Numbers may change due to program specifics, inflation, and continuing funding availability.)

C. MAINTAIN AND INCREASE THE SUPPLY OF HOUSING AFFORDABLE TO LOW- AND MODERATE-INCOME PERSONS.

1. Encourage innovative Municipal and private sector programs to promote the financing and development of housing for low- and moderate-income persons.
2. Discourage the conversion of affordable housing units to other non-housing uses.
3. Ensure the provision of at least the approximately 400 units affordable to moderate-income persons allowed under Proposition "N" as approved by the voters in June 1978.
4. Encourage the lease of land and housing to non-profit housing cooperatives at levels affordable to low- and moderate-income persons.
5. Encourage community based private non-profit community development corporations to promote the development and operation of both rental and ownership of housing for low- and moderate-income persons.
6. Encourage the development of rental and ownership housing affordable to low- and moderate-income persons.
7. Encourage the enactment of Federal, State, and local legislation to provide funding and incentives for the preservation and development of housing affordable to low- and moderate-income persons.

8. Encourage rental and mortgage for low- and moderate-income persons, and ensure the dissemination of information on assistance programs which are available.
9. Ensure the continued Municipal support of the Rent Control Charter Amendment.
10. Ensure the continued affordability of Municipally mandated or assisted housing affordable to low- and moderate-income persons.
11. Ensure that conversion and new residential, commercial and industrial projects address the need for affordable housing related to such development.
12. Ensure replacement of multi-family housing which is demolished.
13. Maintain affordability of low- and moderate-income units mandated by the City or financed with public funds.
14. Assist current and former low- and moderate-income residents displaced by demolitions, conversions, or evictions owing to the moving in of relatives.

PROGRAM 10: Demolition of existing multi-family residential dwelling units shall not be authorized unless provision has been made for replacement of those units.

OBJECTIVE: Preserve existing housing stock.

DESCRIPTION: In the past there have been significant losses to the housing stock because of demolished multi-family housing units being replaced by fewer units or by non-residential uses. Demolition of existing multi-family residential dwelling units shall not be permitted unless a plan for replacement of those units has been approved. This requirement shall not apply when it is determined that replacement of all or a portion of the units is not feasible, and the requirement for prior approval of a replacement plan shall not apply if immediate demolition is necessitated by documented health and safety defects.

IMPLEMENTATION:

Responsible Agency: Community and Economic Development Department.

Cost: One-time cost of less than \$500 for legal advertising.

Staffing: Existing staff sufficient.

Funding: General Fund.

Schedule: III.

Quantified Impact: This program will ensure a one-for-one replacement of demolished multi-family housing to maintain the City's housing stock of over 46,000 units.

PROGRAM 11: Develop a relocation ordinance to provide appropriate assistance to tenants displaced by conversion or demolition projects.

OBJECTIVE: Assure that displaced tenants are assisted in obtaining replacement housing.

DESCRIPTION: The City shall develop an ordinance which shall require that tenants displaced by conversion or demolition projects receive appropriate assistance. In determining appropriate assistance, consideration shall be given to relocation payments based on family size, assistance in finding replacement housing, and special relocation assistance to elderly and disabled persons and lower-income households.

IMPLEMENTATION:

Responsible Agency: City Attorney.

Cost: One-time costs of less than \$500 for legal advertising.

Staffing: Existing staff sufficient.

Funding: General Fund.

Schedule: III

Quantified Impact: The number of tenants benefited by this program would depend upon future rental conversion and demolition projects which are expected to be relatively few in number.

PROGRAM 12: DEVELOP AN INCLUSIONARY ZONING PROGRAM

OBJECTIVE: PROMOTE DEVELOPMENT OF HOUSING AFFORDABLE TO LOW AND MODERATE INCOME PERSONS.

DESCRIPTION:

The City shall adopt an inclusionary zoning program. The inclusionary requirement shall apply to all market rate housing whether resulting from new construction or market rate conversion of apartment units, except that projects involving four units or less shall be exempt from the program, and conversion projects approved under the provisions of Article XX of the City Charter shall also be exempt from the program.

The inclusionary program shall require that fifteen percent (15%) of all new units in each market rate housing project be affordable to persons with incomes up to 100% of the Los Angeles-Long Beach Primary Metropolitan Statistical Area median income. The City shall, by ordinance, provide for satisfaction of this inclusionary requirement by provision of on-site housing, off-site housing, or an in-lieu fee to be paid to the City. The developer shall have a choice of the method to satisfy the inclusionary requirement.

In-lieu fees, subject to increases to recognize the effect of inflation, shall be established as one method for satisfying the inclusionary program. The in-lieu fee formula shall be established with due regard to the City's ability to obtain the

benefits of State mandated density bonuses. The in-lieu fee schedule must also be fair and economically feasible.

All on-site and off-site inclusionary units shall be affordable to households ranging up to 100% of the Los Angeles-Long Beach Primary Metropolitan Statistical Area median income. The City shall encourage the provision of units with an appropriate number of bedrooms and other features so as to best meet the needs of senior citizens, large families, disabled persons, and persons with other special needs.

All inclusionary units shall be subject to controls to maintain affordability.

The relevant provisions of State law, including Government Code section 65915-65918, shall be complied with in the development of the inclusionary housing ordinance.

IMPLEMENTATION:

Responsible Agency: Community and Economic Development

Cost: No significant cost.

Staffing: Existing staff sufficient.

Funding: City General Fund, in-lieu fee revenue.

Schedule: I.

Quantified Impact: Increase in new affordable housing. Estimated potential addition of 5 to 25 inclusionary units per year.

PROGRAM 13: Facilitate a private non-profit Community Development Corporation.

OBJECTIVE: Facilitate development, rehabilitation and operation of housing primarily affordable to low- and moderate-income persons.

DESCRIPTION: Facilitate the creation of a non-profit Community Development Corporation (CDC). The activities of the CDC shall be the:

- a. Development of new housing.
- b. Purchasing of existing housing.
- c. Rehabilitation of housing.
- d. Leasing of housing to tenants and non-profit tenant cooperatives.
- e. Provision of technical assistance to non-profit housing groups.
- f. Facilitation of job training^{and affirmative action} in housing development, construction, management, maintenance, etc. when possible.
- g. Promoting ownership opportunities.

All housing developed, purchased, facilitated, or rehabilitated with CDC funds shall be primarily for persons of low- or moderate- income, and shall be located within the City of Santa Monica. Housing developed by the CDC shall be subject to

controls to maintain affordability when City or other government subsidies have been provided. Where public funds are involved, the City shall ensure financial integrity. The charter of the CDC shall provide for non-discriminatory and affirmative action in its operations.

IMPLEMENTATION:

Responsible Agency: Housing Division.

Cost: Costs would vary depending upon City role. A simple facilitation role, involving only technical assistance, would not create significant costs.

Staffing: Existing staff sufficient.

Funding: CDBG monies, potential in-lieu revenue, housing bonds.

Schedule: II.

Quantified Impact: Development and maintenance of housing affordable to persons of low- and moderate-income. Specific impacts would vary depending upon implementation of other Housing Element programs and current programs.

PROGRAM 14: Protect existing mobilehome parks where feasible.

OBJECTIVE: Preserve lower-cost housing.

DESCRIPTION: The City shall monitor existing mobilehome parks and as needed shall work with residents and property owners to facilitate the preservation of existing mobilehome parks where feasible.

IMPLEMENTATION:

Responsible Agency: Community and Economic Development Department.

Cost: No significant costs.

Staffing: Existing staff sufficient.

Funding: No special funding required.

Schedule: I

Quantified Impact: Residents of the City's 250+ mobilehomes may receive additional protection from displacement.

PROGRAM 15: The City shall study and develop programs to address the housing needs of homeless people.

OBJECTIVE: Address the special housing needs of homeless people.

DESCRIPTION: Due to lack of funds and a shortage of appropriate facilities, many homeless people reside in parks and public streets. In addition to being subject to unhealthy living conditions, such persons frequently are the victims of violent crime. The City shall study and develop programs to address the housing needs of homeless people. The study shall include careful consideration of potential cost increases and reductions attributable to various possible strategies.

IMPLEMENTATION:

Responsible Agency: Community and Economic Development Department.

Staffing: Existing staff sufficient.

Funding: No special funding required.

Schedule: IV

Quantified Impact: The number of homeless people varies with general economic conditions, seasons, and other factors. Observation indicates that there are a significant number of homeless people who appear to be long-term residents of certain areas of the City. This Program would examine the housing needs of all homeless people and would develop possible programs to address those needs.

PROGRAM 16: Study the use of air rights to City land for affordable housing.

OBJECTIVE: Provide sites for and promote construction of housing affordable to low- and moderate-income persons.

DESCRIPTION: The City shall study making undeeded air rights to City-owned land available at a below market rate to the developers of housing affordable to low-income and moderate-income persons. This is permitted by Government Code SS25539.4, 37364, which states that it is allowed even if precluded by the City Charter. A study shall be conducted to determine specific and appropriate sites available for this purpose.

IMPLEMENTATION:

Responsible Agency: Community and Economic Development Department.

Cost: Estimated one-time cost of from \$500 to \$14,700.

Staffing: Estimated one year need for zero to one-half Assistant Planner.

Funding: City general fund, potential in-lieu fee revenue.

Schedule: III

Quantified Impact: Increased availability of sites for affordable housing. Specific impacts would vary with results of study and funding availability for construction of units. However, theoretical potential for from 0 to several hundred units over a 5-year period exists.

PROGRAM 17: The City shall participate in State and Federal low- and moderate-income housing programs.

OBJECTIVE: Facilitate City involvement in development of housing affordable to low- and moderate-income persons.

DESCRIPTION: See Program Title and Objective.

IMPLEMENTATION:

Responsible Agency: Housing Division.

Cost: No significant costs.

Staffing: Existing staff sufficient.

Funding: No special funding required.

Schedule: I

Quantified Impact: Increased City facilitation of housing.

PROGRAM 18: Issue bonds or develop other financing devices to provide funds for low- and moderate-income housing.

OBJECTIVE: Increase the supply and promote the rehabilitation of low- and moderate-income housing.

DESCRIPTION: To the extent they do not impair the credit rating of bonds issued for other public purposes, the City shall, when market conditions permit, issue housing revenue bonds or Industrial revenue bonds for housing affordable to low- and moderate-income persons and shall also investigate and where appropriate utilize other financing devices. In implementing this program, the City shall ensure fiscal integrity by careful review of financial implications and by utilizing financing devices only when feasible and appropriate and in compliance with applicable laws.

IMPLEMENTATION:

Responsible Agency: Housing Division.

Cost: Estimated cost of \$5 per \$1000 of bonds issued.

Staffing: Existing staff sufficient.

Funding: General fund, housing projects.

Schedule: III.

Quantified Impact: Provision of lower cost financing for housing. Funds potentially created are dependent upon bond market, particular nature of the bonds, City fiscal situation, all of which are subject to change.

PROGRAM 19: Consider developing a system of linked deposits.

OBJECTIVE: Promote development of housing affordable to low- and moderate-income persons.

DESCRIPTION: The City may develop a program of "Linked Deposits" for housing. To the extent that is feasible and legal, the City may deposit its funds primarily in financial institutions which finance Santa Monica housing projects for low- and moderate-income persons. A primary concern in considering a Linked Deposits program shall be maintenance of adequate and secure return on investments. A Linked Deposits program may be utilized to achieve other desirable objectives in addition to provision of affordable housing.

IMPLEMENTATION:

Responsible Agency: Housing Division.

Cost: No significant costs.

Staffing: Existing staff sufficient.

Funding: No special funding required.

Schedule: III

Quantified Impact: Increasing the availability of funds to finance housing. An unknown number of loans for new and/or rehabilitated housing units or other housing projects may be facilitated.

PROGRAM 20: Monitor lending practices of local financial institutions for compliance with the Community Reinvestment Act.

OBJECTIVE: Promote development of housing affordable to low- and moderate-income persons.

DESCRIPTION: The City shall continually study and monitor the lending practices of financial institutions whose service area includes portions of the City for compliance with the Community Reinvestment Act. The City shall assist lenders with compliance by developing programs with them to generate funds for housing accessible to low- and moderate-income persons. The City shall take appropriate action if lenders are found to be in non-compliance with the Act.

IMPLEMENTATION:

Responsible Agency: Housing Division.

Cost: No significant cost.

Staffing: Existing staff sufficient.

Funding: No special funding required.

Schedule: II

Quantified Impact: Increased availability of funds for the development of housing affordable to persons of low- and moderate- income. An unknown number of loans for new and/or rehabilitated housing units or other housing projects may be facilitated.

PROGRAM 21: Attract pension fund investment.

OBJECTIVE: Promote investment in housing, with emphasis on housing affordable to low- and moderate-income persons.

DESCRIPTION: The City, working cooperatively with City, school district, other local public and private employee groups, and with state-wide public and private pension fund organizations, shall investigate and encourage the investment of pension fund monies in the City with emphasis on housing projects, especially those affordable to low- and moderate-income persons. This program is intended to encourage the investment of funds in the community, providing at the same time housing and a sound investment. This program is in no way binding on any employee group and should only be instituted with full knowledge and consent of employee groups.

IMPLEMENTATION:

Responsible Agency: Housing Division.

Cost: No significant cost.

Staffing: Existing staff sufficient.

Funding: No special funding required.

Schedule: III

Quantified Impact: Implementation of this program would involve coordination with a variety of other groups and agencies. The Governor's Public Investment Task Force has been investigating this area, as have other groups. Precise impacts of this program for Santa Monica cannot be predicted at this time.

D. PROMOTE THE FULL USE OF EXISTING HOUSING

1. Discourage the withholding of rental units from the rental market except for reasons of health and safety.
2. Encourage the sharing of housing.

PROGRAM 22: Develop programs to encourage renting of units being withheld from the rental market.

OBJECTIVE: Promote full use of rental housing stock.

DESCRIPTION: Analyze the phenomenon of withheld rental units, and propose measures to address the causes and to encourage renting of such units.

IMPLEMENTATION:

Responsible Agency: City Attorney, in conjunction with the Rent Control Board and the Housing Division.

Cost: No significant costs.

Staffing: Existing staff sufficient.

Funding: No special funding required.

Schedule: II

Quantified Impact: An unknown number of rental units are currently being withheld from the rental market for a variety of reasons. This program may facilitate the return of many such units to the rental housing market, increasing the available housing supply. Estimates of the number of withheld units have ranged from less than 100 to more than 1000. The impact of this program would depend upon program specifics.

PROGRAM 23: Eliminate the unconstitutional definition of family.

OBJECTIVE: Protect constitutional right to privacy and promote fuller use of housing.

DESCRIPTION: The City shall amend Section 9102 of the Municipal Code to eliminate the unconstitutional definition of family.

IMPLEMENTATION:

Responsible Agency: City Attorney.

Cost: Costs of less than \$500 are anticipated.

Staffing: Existing staff sufficient.

Funding: City general fund.

Schedule: I

Quantified Impact: This program will promote more efficient use of housing and will allow persons to form non-traditional family living arrangements. Such use may result in reduced housing costs and other benefits to an undetermined number of persons.

PROGRAM 24: Promote a voluntary home sharing service.

OBJECTIVE: Reduce housing costs and promote fuller use of housing.

DESCRIPTION: The City may support a home sharing information service. A modest fee for the service may be considered.

IMPLEMENTATION:

Responsible Agency: Housing Division.

Cost: Estimated potential annual cost of \$0 to \$81,000.
One-time costs of \$0 to \$4000.

Staffing: Estimated need for zero to two Assistant Planners or comparable classifications, and zero to one intermediate clerk.

Funding: Fee revenues from program, private funding, state and federal grants, potential in-lieu fee revenues.

Schedule: II

Quantified Impact: This program will promote more efficient use of housing and may reduce housing costs for some persons through facilitation of home sharing. The number of homesharing experiences facilitated through the program would depend upon program implementation, outreach, and other factors.

E. PROTECT RENTAL HOUSING BY LIMITING THE CONVERSION OF RENTAL UNITS.

1. If otherwise permitted, Tentative Subdivision Maps should only be approved if the conversion is consistent with all laws of the City of Santa Monica.
2. If otherwise permitted, Tentative Subdivision maps should only be approved if tenants are not displaced.

PROGRAM 25: Protect rental housing by limiting the conversion of rental units to market-rate condominiums and cooperatives.

OBJECTIVE: Protect limited rental housing stock.

DESCRIPTION: Currently, the Rent Control law and the City's conversion ordinance place significant restrictions upon the conversion of rental units to condominiums, a process which generally greatly increases the cost of such housing. Several programs in this Housing Element add to conversion restrictions. However, if otherwise permitted, conversion of rental units to market-rate condominiums or cooperatives shall not be allowed until the rental units demolished or converted in 1978 and 1979 are replaced. The large number of conversions and demolitions in 1978 and 1979 significantly exacerbated the shortage of affordable housing, and rental housing generally. Once such units are replaced, market-rate conversions, if otherwise allowed, will only be permitted in accordance with the proposed program limiting the number of market-rate units in a given year. In addition, conversion projects shall be subject to appropriate inclusionary requirements.

IMPLEMENTATION:

Responsible Agency: Community and Economic Development Department.

Cost: One-time cost of less than \$500 for legal advertising.

Staffing: Existing staff sufficient.

Funding: General fund.

Schedule: II

Quantified Impact: This program will provide additional protection to the estimated 78% of the City's residents who rent, and to the rental housing stock.

II. PROMOTE QUALITY HOUSING AND NEIGHBORHOODS

A. PROMOTE SAFE AND SECURE HOUSING

1. Ensure the enforcement and encourage the improvement of standards, regulations, codes, and procedures which promote safe, sanitary, and structurally sound housing.
2. Encourage housing design and improvements which serve to deter crime.
3. Encourage programs which improve safety in residential neighborhoods.

PROGRAM 26: Enforce housing health and safety codes.

OBJECTIVE: Ensure a sound and safe housing stock.

DESCRIPTION: The City shall maintain and where necessary, improve its housing health and safety code enforcement capabilities. Existing complaint and enforcement procedures shall be reviewed and revised if necessary to achieve this goal. Included in the review will be coordination with the Rent Control Board and County Health Department in regard to these matters. Code enforcement should occur within the context of concern for maintaining housing affordability and minimizing displacement.

IMPLEMENTATION:

Responsible Agency: Building Department.

Cost: Estimated potential annual costs of \$0 to \$63,500.
Estimated one-time costs of \$0 to \$3,000.

Staffing: Estimated potential need for zero to two Building Inspectors, and zero to one-half Intermediate Clerk.

Funding: Fines, City General fund.

Schedule: II

Quantified Impact: This program will generally result in positive impacts on the health, safety, and general welfare of the community through promotion of adequate maintenance of the City's housing stock.

PROGRAM 27: Promote smoke alarm retrofit.

OBJECTIVE: Promote protection from fire hazards.

DESCRIPTION: The City shall develop voluntary programs to encourage smoke alarm retrofit of all housing units not affected by the City's smoke detector ordinance.

IMPLEMENTATION:

Responsible Agency: Fire Department.

Cost: No significant costs.

Staffing: Existing staff sufficient.

Funding: No special funding required.

Schedule: I

Quantified Impact: This program will protect the City's 88,000 residents and their homes from fire hazards. Since most housing units are already required to have smoke detectors, this program would only affect the estimated 9,600 housing units not covered by existing ordinances.

PROGRAM 28: Maintain and enhance residential security programs.

OBJECTIVE: Promote safety from criminal activity.

DESCRIPTION: The City departments of Building, Planning, Police and Fire shall maintain and improve programs enhancing residential security, including voluntary retrofit programs, information outreach, and inter-departmental coordination. Security programs should be developed and implemented with concern for maintaining housing affordability and minimizing displacement.

IMPLEMENTATION:

Responsible Agency: City Manager.

Cost: No significant costs.

Staffing: Existing staff sufficient.

Funding: No special funding required.

Schedule: I

Quantified Impact: This program will enhance residential security for the City's 88,000 residents. Many of the more than 88,000 residents of the more than 46,000 households would experience enhanced actual and perceived security from criminal activity.

B. PROMOTE ENERGY EFFICIENT HOUSING

1. Ensure that all new housing is energy efficient to the extent that is cost effective and technically feasible.
2. Encourage the voluntary retrofit of existing housing units for energy efficiency.

PROGRAM 29: Review existing and develop new programs for energy conservation.

OBJECTIVE: Promote energy conservation in the residential sector.

DESCRIPTION: The City shall engage in a comprehensive review of existing and proposed Federal, State, and local provisions and recommendations on solar heating, cooling, solar access, and on energy efficient construction, retrofitting and other energy conservation for housing. The study shall consider the need for the City to provide information and regulation for such matters.

IMPLEMENTATION:

Responsible Agency: Planning Department, Housing Division, General Services Department.

Cost: No significant costs.

Staffing: Existing staff sufficient.

Funding: General Fund, State and Federal grants.

Schedule: I

Quantified Impact: Significant energy savings may result after several years of program operation.

C. PROMOTE THE DEVELOPMENT OF HOUSING CONTROLLED BY RESIDENTS

1. Encourage housing ownership opportunities for all income groups.
2. Allow the conversion of rental housing into limited equity ownership housing without involuntary tenant displacement.
3. Encourage the lease of Municipally assisted housing to tenant cooperatives for their operation, where feasible.

PROGRAM 30: Develop a program that would allow the conversion of controlled rental units to limited equity cooperatives without involuntary displacement of tenants, and while assuring the continued protection of the affordable housing stock.

OBJECTIVE: Promote continually affordable ownership opportunities.

DESCRIPTION: The City shall develop a program which would allow, under specified conditions, conversion of controlled rental units to limited equity cooperatives, which are subject to controls to maintain affordability. The program shall ensure that such conversions occur without involuntary displacement of existing tenants. The program shall be developed in accordance with applicable law.

IMPLEMENTATION:

Responsible Agency: Planning Department, Housing Division in conjunction with the Rent Control Board.

Cost: Potential subsidy costs of \$0 to less than \$20,000 per converted unit.

Staffing: Existing staff sufficient.

Funding: Potential in-lieu fee revenues, general fund.

Schedule: IV.

Quantified Impact: There are currently substantial number of rental housing units which could be affected by this program. This program will promote ownership opportunities in housing that remains affordable, and will reduce inflationary speculation in the housing market. Impacts would vary with exact provisions of program. However, there may be several thousand units which could qualify for conversion.

D. PROMOTE THE LIVABILITY AND STABILITY OF NEIGHBORHOODS

1. Ensure a balance among residential land use densities and intensities, the capacities of the circulation and service systems, and the general quality of life.
2. Ensure that open space, sunlight, vegetation, and other environmental concerns be considered in all new residential development.
3. Encourage the setting aside of open space for recreational use within residential zones.
4. Ensure that residential areas are protected from adverse impacts from adjoining uses.
5. Encourage housing design and improvements which are aesthetically compatible with and complementary to the surrounding neighborhood.
6. Encourage the preservation of architecturally and historically significant neighborhoods and buildings.
7. Ensure that public projects be planned to minimize their impact on the livability and stability of established residential neighborhoods.
8. Protect and maintain the integrity of existing R1 and multi-family residential zones.

PROGRAM 31: Provide for effective enforcement of permit requirements.

OBJECTIVE: Ensure development requirements are met.

DESCRIPTION: The City shall establish an effective follow-through mechanism so that conditions imposed on various development permissions are in fact met and enforced. All conditions imposed shall be accumulated and recorded in a comprehensive manner with enforcement responsibility fixed in one person or department. Consideration shall be given to combining this enforcement mechanism with the expedited and coordinated permit processing system. (See Program 5).

IMPLEMENTATION:

Responsible Agency: City Manager

Cost, Staffing, and Funding: See Program 5.

Schedule: III

Quantified Impact: Increased compliance and resolution of complaints regarding conditions placed upon development. Time required for resolution of complaints and enforcement issues may be shortened by several minutes, hours, days, or weeks because of this program. This may result in cost or other savings to citizens, developers, and the City.

PROGRAM 32: Study street lighting issues in residential zones.

OBJECTIVE: Promote safety of residents and street lighting level.

DESCRIPTION: The City coordinating with the Rent Control Board, shall study residential street lighting issues with concern for public safety, fiscal integrity, and maintenance of housing affordability.

IMPLEMENTATION:

Responsible Agency: General Services Department.

Cost: Changes in current costs could depend upon future actions which cannot be predicted at this time.

Staffing: Changes in current staffing levels would depend upon future actions which cannot be predicted at this time.

Funding: Special assessment districts, Enterprise funds, General Fund.

Schedule: I

Quantified Impact: Will maintain perceived and actual safety for the City's 88,000 residents, and visitors to the City.

PROGRAM 33: Coastal zone developments shall conform to relevant State law.

OBJECTIVE: Ensure compliance with State Coastal Zone housing laws.

DESCRIPTION: In reviewing new development in the City's Coastal Zone, the provisions of Government Code Section 65590, which addresses Coastal Zone housing requirements, shall be complied with.

IMPLEMENTATION:

Responsible Agency: City Attorney.

Cost: No significant costs.

Staffing: Existing staff sufficient.

Funding: No special funding required.

Schedule: I

Quantified Impact: This program will ensure compliance with State law, providing additional protection to the estimated 20,000 Santa Monica Coastal Zone residents, and an estimated 12,000 Coastal Zone housing units.

PROGRAM 34: Review and revise the Circulation Element of the General Plan.

OBJECTIVE: Mitigate potential adverse impacts of Housing Element programs on the City's circulation and transportation systems.

DESCRIPTION: The Planning Commission should undertake a review and make recommendations for the revision of the Circulation Element of the General Plan of the City. The review should deal with the impacts that this Housing Element has on traffic and transit and on available means to access housing without increased automobile congestion, automobile dependence, and mobility costs.

IMPLEMENTATION:

Responsible Agency: Community and Economic Development Department.

Cost: The revision is on-going in conjunction with the Land Use Element.

Staffing: Existing staff sufficient.

Funding: City General Fund.

Schedule: II

Quantified Impact: Increased safety, efficiency for the City's 88,000 residents and visitors to the City.

III. PROMOTE ACCESSIBILITY TO HOUSING AND CITIZEN PARTICIPATION
IN HOUSING PROGRAMS

A. PROMOTE THE INTEGRATION OF ALL SEGMENTS OF SOCIETY
WITHIN NEIGHBORHOODS.

1. Ensure that there is no arbitrary discrimination with regard to race, religion, national origin, sex, sexual preference, age, disability, or other such characteristics, in the building financing, selling and renting of housing, and ensure the enforcement of fair housing laws.
2. Encourage the racial and age integration of neighborhoods.
3. Encourage the distribution of housing for low- and moderate-income persons throughout residential and compatible commercial and industrial districts.
4. Encourage the design and construction of housing for the physically disabled, aged, and families with children.

PROGRAM 35: Maintain, improve, and develop new housing accessibility programs.

OBJECTIVE: Meet special housing needs of elderly, disabled, and families with children.

DESCRIPTION: The City shall maintain a housing accessibility program with components designed to assist with the provision of housing to meet the needs of the aged, disabled, and families with children.

IMPLEMENTATION:

Responsible Agency: Community and Neighborhood Services Division.

Cost: No significant costs.

Staffing: Existing staff sufficient.

Funding: No special funding required.

Schedule: I

Quantified Impact: Maintenance and development of specific programs which help meet the housing needs of the estimated 16.4% of the residents over age 65, the estimated 7% of the residents who are disabled, and the numerous families with children.

PROGRAM 36: Enforce fair housing laws.

OBJECTIVE: Ensure that there is no arbitrary discrimination with regard to race, religion, national origin, sex, sexual preference, age disability, or other such characteristics in the building, financing, selling and renting of housing.

DESCRIPTION: The City shall continue to monitor fair housing activities and shall maintain counseling and enforcement capabilities.

IMPLEMENTATION:

Responsible Agency: City Attorney.

Cost: No significant costs.

Staffing: Existing staff sufficient.

Funding: No special funding required.

Schedule: I

Quantified Impact: The City's 88,000 residents will be further protected from arbitrary discrimination by this Program.

PROGRAM 37: Require that all tentative subdivision maps prohibit discrimination.

OBJECTIVE: Prevent arbitrary discrimination.

DESCRIPTION: The Planning Commission or City Council on appeal shall impose as a condition of subdivision map approval that the Conditions, Covenants and Restrictions (CC&R's) of same prohibit all forms of arbitrary discrimination. Prior to approval of a final map, the City Attorney shall review the CC&R's for compliance with this condition. This policy is consistent with the actions of the Planning Commission and City Council, which for several years have imposed such requirements as part of the subdivision process.

IMPLEMENTATION:

Responsible Agency: Planning Commission, City Council, City Attorney.

Cost: No significant costs.

Staffing: Existing staff sufficient.

Funding: No special funding required.

Schedule: I

Quantified Impact: Occupancy of units in new subdivisions will not be restricted on the basis of arbitrary discrimination.

PROGRAM 38: Study effectiveness of current Fair Housing for Children Ordinance and prepare any necessary amendments to improve its effectiveness.

OBJECTIVE: Prevent arbitrary discrimination against families with children.

DESCRIPTION: The City shall study the effectiveness of the current Fair Housing for Children Ordinance and shall prepare any necessary amendments to improve its effectiveness.

IMPLEMENTATION:

Responsible Agency: Community and Economic Development Department, City Attorney.

Cost: No significant costs.

Staffing: Existing staff sufficient.

Funding: No special funding required.

Schedule: IV

Quantified Impact: An estimated 16% of the City's residents are children, while in 1970 20% of the population were children. The decline is attributed to several factors, including discrimination against families with children. This program will provide protection to current and prospective families with children.

B. PROMOTE DUE PROCESS RIGHTS

1. Ensure that property owners and tenants be given adequate notice, and appropriate opportunity to be heard, of significant changes affecting their property, residence, or neighborhood.
2. Ensure that "just cause" serve as the only basis of tenant eviction.
3. Encourage tenant involvement in the formation of building operation policies.

PROGRAM 39: Expand requirements for public notice of development matters.

OBJECTIVE: Ensure property owners and tenants receive adequate notice concerning land development matters.

DESCRIPTION: The City shall pass an ordinance requiring that both tenants and property owners receive notice of public hearings concerning land development matters. The City shall also require that notice be provided to property owners and tenants of Architectural Review Board proceedings in their vicinity.

The City should consider a flexible radius of notification, both for owners and tenants, depending on the scale and impact of the project being heard.

IMPLEMENTATION:

Responsible Agency: Planning Department.

Cost: Estimated cost of \$500 to \$25,000 per year, depending upon notice method.

Staffing: Existing staff sufficient.

Funding: Application fee revenues, general fund.

Schedule: II

Quantified Impact: Tenants as well as property owners, will receive notice of significant land development matters which may affect them. Less than 10 to more than 1000 additional persons per project may be notified.

PROGRAM 40: Provide just cause eviction protection for all tenants.

OBJECTIVE: Prevent unjustified eviction.

DESCRIPTION: The City shall pass an ordinance to insure that just cause is the only basis for tenant eviction for all rental housing units in the City.

IMPLEMENTATION:

Responsible Agency: City Attorney

Cost: Estimated one-time cost of less than \$1000.

Staffing: Existing staff sufficient.

Funding: General Fund.

Schedule: I

Quantified Impact: Uniform protection of tenants' rights. The residents of the City's approximately 30,000 controlled rental units will benefit from the added protections of this program.

C. PROMOTE THE PARTICIPATION OF CITIZENS, PRIVATE AND COMMUNITY GROUPS, AND GOVERNMENTAL AGENCIES IN HOUSING AND COMMUNITY DEVELOPMENT ACTIVITIES.

1. Ensure maximum citizen involvement in housing issues.
2. Encourage and facilitate the involvement of neighborhood groups in housing and community development activities.
3. Ensure that information and assistance is provided in English and Spanish and other languages as necessary and feasible to persons and groups seeking solutions to housing programs.
4. Ensure that information on housing is exchanged within the City administration and with other agencies.

PROGRAM 41: Maintain an office of housing coordination.

OBJECTIVE: Centralize various housing-related functions in one agency.

DESCRIPTION: The City shall maintain a position or office of housing coordination to research housing issues, to coordinate housing program activities, to serve as a clearinghouse for housing information in the City, and to pursue a strong outreach program to involve owners of low- and moderate-income housing in publically assisted rehabilitation, refinancing, rental, and other housing programs.

IMPLEMENTATION:

Responsible Agency: City Manager.

Cost: No significant costs.

Staffing: Existing staff sufficient.

Funding: No special funding needed.

Schedule: Housing Division is existing and operating.

Quantified Impact: Maintenance of City involvement and effectiveness in housing issues.

PROGRAM 42: Monitor and disseminate information on housing programs.

OBJECTIVE: Promote knowledge of housing programs.

DESCRIPTION: The City shall monitor appropriate Federal, State and County agencies and compile and disseminate information on housing assistance programs sponsored by them. These shall include programs to assist in the construction and rehabilitation of housing as well as programs for mortgage and rent assistance.

IMPLEMENTATION:

Responsible Agency: Housing Division, Public Information Officer.

Cost: Estimated costs of less than \$3000 to more than \$16,000 per year.

Staffing: Estimated need of from zero to one-quarter Assistant Planner, and from zero to one-half Intermediate Clerk.

Funding: General Fund.

Schedule: II

Quantified Impact: Improved access to housing information for the City's 88,000 residents and other persons.

PROGRAM 43: Provide for a periodic review of housing policy.

OBJECTIVE: Ensure implementation and updating of Housing Element and other housing policies and programs.

DESCRIPTION: The City shall develop a process, which includes citizen comment, for a periodic review of the City's progress in meeting and enforcing the policies and programs of this Housing Element and other housing programs. This review shall occur at least every five years.

IMPLEMENTATION:

Responsible Agency: Planning Department. Housing Division.

Cost: Costs would vary depending upon the type of review undertaken, but generally are not expected to be significant.

Staffing: Existing staff sufficient.

Funding: General Fund.

Schedule: As needed, but no less than every 5 years.

Quantified Impact: The City's 88,000 residents and other persons will have an opportunity to participate in the formulation of housing policy.

CURRENT HOUSING PROGRAMS

New housing programs will be implemented within the context of housing-related programs and services already being provided by several City departments, outlined in the following sections. The descriptions provided are fairly brief and general. More detailed information is available from various sources, including the Municipal Code, the City Charter, the City Budget, and various special reports and regulations available through relevant City departments.



Summary of Housing Resources

The following Table provides a summary of housing resources for low- and moderate-income persons current to November 1981.

HOUSING RESOURCES FOR LOW AND MODERATE

INCOME PERSONS IN SANTA MONICA

AS OF NOVEMBER 1981

<u>PROGRAM</u>	<u>NUMBER OF UNITS</u>		
	<u>Family</u>	<u>Elderly</u>	<u>Total</u>
1. Finders-keepers (Section 8 Existing Housing Assistance Payments Program)	191	298	489
Contact: Housing Authority of the County of Los Angeles Santa Monica Program Office Family Service Building 1539 Euclid Street Santa Monica, CA (213) 451-5109			
2. Completed Construction Projects (Section 202, 236, etc.)			
Westminster Towers 1112 7th Street Santa Monica, CA 90402 (212) 393-1222	0	285	285
Santa Monica Towers 1233 6th Street Santa Monica, CA 90401 (213) 394-3017	0	100	100
Geneva Plaza 1441 21st Street Santa Monica, CA 90404 (213) 829-9833	0	100	100

Neilson Villas	0	100	100
3100 Neilson Way			
Santa Monica, CA 90405			
(213) 392-3322			
TOTAL	0	648	648
3. New Construction Project in Process			
Barnard Park Villas	0	60	60
3356 Barnard Way			
Santa Monica, CA 90405			
(213) 276-8113			
Ocean Park Villas	24	0	24
2019 5th Street			
Santa Monica, CA			
(213) 981-5233			
Ocean Park	12	10	22
175 Ocean Park Blvd.			
Santa Monica, CA			
(213) 393-9975, Ext. 351			
TOTAL	36	70	106
4. Coastal Projects (Proposed)			
245 Ocean Park Blvd.			1
1615 Appian Way			12
701 Pacific			1
3019 Third Street			2
TOTAL			16
5. Coastal Projects (Completed)			
No City/Housing Authority Participation			
Fourth Street			4
Santa Monica, CA			
6. City of Santa Monica Inclusionary (Proposed)			
Colorado Place			100

Greenwood			30
RSRW Partnership			4
Kendall			9
Toibb			23

TOTAL			166
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7. Other (Proposed)
Category 3 Removals

Salvation Army	0	126	126
1528 5th Street			
Santa Monica, CA			

Allen			3
1721-21 1/2 Michigan Ave			
Santa Monica, CA			

Kenfield/Barsocchini			1
715 Pacific			
Santa Monica, CA			

TOTAL			130
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Current Inventory	231	1016	1247
Proposed	N/A	N/A	312
Total 11/18/81			1559

Source: Community and Environmental Services Department

Community and Economic Development Department

The City Council recently created the Community and Economic Development Department. The new department consists of seven divisions: Administration, Housing, Building Regulation, Community and Neighborhood Services, Program and Policy Development, Redevelopment, and Planning and Zoning.

The Housing Division

The Housing Office is responsible for the development and implementation of housing programs designed to serve low- and moderate-income households. . Activities include initiation of development and rehabilitation programs, monitoring and marketing of the Section 8 program, management of City-owned residential rental properties, and provision of staffing to the Housing Authority and the Housing Commission. Staff also provides technical assistance to community groups, City departments, and to developers involved in producing affordable housing. Housing Division objectives in Fiscal year 1982-83 include:

1. Coordination of completion of development projects as follows:
 - a. 175 Ocean Park Boulevard - Construction starts August 1982.
 - b. Fifth Street Parcels - Completion of construction by June 1983.
 - c. Ocean Front Avenue Site - Construction starts September 1982.
2. Develop and implement housing rehabilitation programs by end of fiscal year to include special financing programs oriented to security, energy conservation, street lighting, and accessibility.

3. Continue marketing efforts for the Section 8 program to increase the number of participants and achieve an 80% utilization of program resources.
4. Identify sites, funding sources, and financing mechanisms for future construction projects.

Building Regulation

The Building Regulation Division is responsible for enforcement of City Ordinances and State Laws regulating the construction and maintenance of buildings and property in the long-term interest of community health, safety and environmental quality. Personnel inspect construction work and buildings to verify conformity with Zoning, Fire Prevention requirements and other legal standards. This Division provides public information on the City's construction standards; coordinates the staff plan review process; maintains permit and other legal records; and administers technical appeals. Staff also represents the City at various code development activities.

Community and Neighborhood Services

The Community and Neighborhood Services Division is responsible for the planning, implementation, monitoring, evaluation and fiscal management of the City's Community Development Block Grant (CDBG) Program and General Revenue Sharing Community Services Grant Program. Santa Monica's entitlement amounts each year total approximately \$2.4

million in federal dollars which can be used for a variety of community development and community service activities. This Division facilitates citizen participation and community outreach; provides technical assistance to City departments and local organizations in the areas of grants and grants management; and initiates social service planning and coordination, including a special emphasis on the delivery of services to disabled residents.

Program and Policy Development

The Program and Policy Development Division conducts research on housing, land use, environment, employment, fiscal and administrative policy issues, and develops implementation programs to achieve policy goals.

Redevelopment

This Division is responsible for administration of Redevelopment Agency projects, including the Ocean Park and Downtown Redevelopment areas. Activities include project planning, implementation, and ongoing fiscal and financial management.

Planning and Zoning

The Planning and Zoning Division is responsible for a wide range of housing-related functions. A major responsibility of the Department is administration of the City's zoning regulations. These regulations establish numerous zoning districts in the City including 5 basic residential zones and set forth property development and use standards for each of these districts. Through amendment of existing ordinances, or enactment of new ones, the zoning regulations can be modified to meet new housing needs. Several public hearings are usually associated with new ordinances, providing opportunity for citizen comment. Procedures also exist to allow exceptions from the general rules.

The Planning Department is also responsible for the preparation of state-mandated long-range plans, including the Local Coastal Plan and City's General Plan. The Housing Element is one of nine elements of the General Plan which are periodically reviewed and updated.

The Planning Department provides staff for the Planning Commission Architectural Review Board, Landmarks Commission, Environmental Quality Review Board, the Environmental Impact Review Committee, and the Local Coastal Program Committee, all of which perform functions which affect housing.

Recently, the Planning Department has also provided staff for several temporary citizen task forces, including the

Residential Task Force, the Commercial/Industrial Task Force, the Permit Processing/Neighborhood Planning Task Force, the Crime Task Force, and the Pier Task Force.

The Planning Commission

The Planning Commission has authority over special conditional use permits, conditional use permits, zone changes and amendments, plats and subdivisions (including condominium conversions), the General Plan, and appeals from decisions of the Zoning Administrator, including those involving adjustments, variances, and use permits. The Planning Commission may, for example, hear an application to establish a commercial use in a residential zone, or an application to change an R1-zoned area to an R2-zoned area. The decisions of the Planning Commission are generally made after public hearings and can be appealed to or must be approved by the City Council.

The Architectural Review Board

The Architectural Review Board promotes aesthetically pleasing housing design and neighborhoods through preserving existing areas of natural beauty and cultural importance, and assuring that buildings, structures, signs and other developments are in good taste, good design and harmonious with surrounding developments. Applicants for building permits must submit plans and exterior elevations to the Board for review if the proposed

improvement is located in a review district. Decisions of the ARB may be appealed to the Planning Commission.

The Landmarks Commission

The Landmarks Commission was established in 1976 to protect improvements and areas which represent elements of the City's cultural, social, economic, political and architectural history. The Commission has the authority to designate as landmarks buildings, structures, places, landscape feature, and other improvements, and to designate historic districts. This status offers protection to, and promotes the preservation of, landmark residential structures and entire neighborhoods.

The Environmental Impact Review Committee

The Environmental Impact Review Committee is composed of the Planning Director and the City Engineer and is responsible for determining whether or not an Environmental Impact Report (EIR) is required for a particular project. An EIR must be prepared if a project may have a significant adverse environmental impact; impacts on housing are often among those considered. Decisions of the EIRC may be appealed to the Environmental Quality Review Board.

The Environmental Quality Review Board

The Planning Commission comprises the Environmental Quality Review Board, which is charged with evaluating and determining the adequacy of draft Environmental Impact Reports (EIR's) and for preparing final EIR's. The EQRB assures that the technical impact analysis of the EIR provides sufficient information on the impacts of a project, and allows public comments on that subject.

The Local Coastal Program

The Planning Department is presently preparing Santa Monica's Local Coastal Program (LCP) required by the California Coastal Act of 1976. The LCP will include a comprehensive land use plan for Santa Monica's coastal zone.

Task Forces

The City Council appointed various Citizen Task Forces to examine various City issues. These temporary Task Forces included the Residential Task Force, charged with looking at such issues as residential density, mixed use, and parking problems; the Commercial/ Industrial Task Force, charged with examining the issues of height, bulk, lot coverage and use standards, responsibilities of non-residential developers to provide affordable housing, and other issues; the Permit Processing/Neighborhood Planning Task Force, responsible for streamlining the permit process and developing a framework for neighborhood participation in municipal affairs; the Crime Task Force, which examined the multi-faceted issue of crime; and the Task Force on the Arts, which examined the aesthetic environment of the City. These Task Forces have created and facilitated intense citizen involvement in the shaping of municipal policies which will affect the City for years to come through legal, procedural, and service changes.

The Task Force process resulted in a comprehensive review of development regulation in Santa Monica, and recommendations for restructuring those regulations to better address the needs and concerns of the City's residents. For example, the Residential Task Force (RTF) proposed to alter density standards in the multi-family zones to create a higher quality of life. The RTF also drafted recommendations for promoting mixed use. The Commercial/Industrial Task Force made recommendations that new commercial and industrial development be required to provide a substantial amount of affordable housing or an in-lieu fee in conjunction with new development. The Commercial/Industrial Task Force also made recommendations for incentives to encourage market-rate mixed use developments in some commercial zones, and a requirement in one commercial area that at least 50 percent of the floor area of any new development consist of residential uses. The Task Force also made recommendations for rezoning a substantial amount of presently commercial and industrial areas to residential classifications, to protect current residential uses in those areas, and to promote additional housing development. These recommendations are being reviewed in the preparation of a revised Land Use Element.

Rent Control

In recognition of the City's housing shortage and rapidly rising rent levels, the Rent Control Charter Amendment was enacted to regulate rental units so that rents would not be increased unreasonably and landlords would receive a fair return

on their investment. In order to accomplish these purposes, rent levels of controlled units were "rolled back" to the levels in effect one year prior to adoption of the Amendment. (April 10, 1978). Landlords are required to justify any rents in excess of these "rolled back" levels and any general increases allowed by the Rent Control Board. The Amendment attempts to afford tenants reasonable protection by restricting removal of controlled rental units from the housing market and by requiring just cause for any eviction from a controlled rental unit.

The Police Department

The Police Department is charged with preserving the peace, the protection of life and property, investigating crimes, controlling traffic, investigating accidents and enforcing motor vehicle laws and ordinances.

Recognizing that citizens' knowledge of protective and security measures is one of the most effective and least expensive methods of crime prevention, the Department is educating Santa Monica residents in residential security methods, and plans to continue such programs as: "operation identification," and "neighborhood watch."

The Fire Department

The Fire Department provides protective services directed toward minimizing the loss of life and property due to uncontrolled fire. Programs include the prevention of fire

through code enforcement and public education, careful investigation of fires and the provision of trained personnel and equipment.

The Department of Recreation and Parks

The Department of Recreation and Parks is responsible for providing Santa Monica residents with recreational programs and clean and safe recreational facilities, such as beaches and parks. These activities and facilities enhance the residential environment.

The Department of General Services

The Department of General Services is responsible for the provision of a variety of municipal services relating to housing and residential neighborhoods. These services include design and supervision of Community-Block-Grant-funded construction projects, maintenance and operation of parking authority lots and parking structures, installation and maintenance of traffic control devices, maintenance and repair of City streets, refuse collection, maintenance of the sanitary and storm sewer systems within the City and management of the Municipal water utility. The Department is also responsible for long-range capital improvement and public works planning, and providing traffic studies to improve both safety and traffic flow. The Department of General Services' activities are an important part of assuring a high quality of life for Santa Monica's residents.

City Attorney

The City Attorney is the legal advisor concerning housing matters to the City Council, boards and commissions, and City staff. The Attorney's office also prosecutes violators of the City's housing laws, and a Consumer Specialist attorney is responsible for dealing with a variety of issues, including housing problems, brought to the City's attention by citizens. An Affirmative Action Specialist is also part of the Attorney's staff. The duties of this person include monitoring fair housing activities and dealing with housing discrimination complaints.

Energy Conservation and Development

In the interest of reducing its dependence on fossil fuels, the Santa Monica Departments of General Services, Building and Planning have recently become involved in several programs aimed at energy conservation and the development and utilization of alternate renewable sources of energy.

Energy Task Force

In the fall of 1980, the Santa Monica City Council appointed representatives from the Housing Commission, the Planning Commission, the Architectural Review Board, the Rent Control Board and the City Council to an Energy Task Force. The Task Force formulated changes in Santa Monica's zoning regulations and proposed ordinances for inclusion in the building code to maximize energy conservation and promote the utilization of solar

energy by commercial as well as residential structures. The proposed zoning changes and ordinances promote maximum utilization of solar energy in new construction and the retrofitting of existing structures.

Municipal Solar Utility

Another solar energy project is a study in which Santa Monica participated with five other California cities to examine the feasibility of establishing a Municipal Solar Program. Santa Monica's commitment was to investigate financial and market incentives which promote the installation of solar water heaters in multi-family residences. This study has identified a number of financing options which the City could pursue in implementing a solar and energy conservation program.

Energy Code Requirements

The City Building and Safety Department ensures that all new construction conforms with applicable State energy conservation requirements. The City Planning Department requires that a comprehensive, energy plan be prepared for all new residential multi-family construction, and further requires that all new condominiums include solar hot water heaters. Environmental Impact Reports, prepared on major projects, are also required to examine in detail energy use and the conservation aspects of the project being evaluated.

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